



THE REGIONAL MUNICIPALITY OF NIAGARA  
PLANNING & ECONOMIC DEVELOPMENT COMMITTEE  
AGENDA

PEDC 4-2025

Wednesday, May 7, 2025

1:00 p.m.

Council Chamber - In Person and Electronic Meeting

Niagara Region Headquarters, Campbell West

1815 Sir Isaac Brock Way, Thorold, ON

To view live stream meeting proceedings, visit: [niagararegion.ca/government/council](https://niagararegion.ca/government/council)

---

Pages

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT STATEMENT

3. DISCLOSURES OF PECUNIARY INTEREST

4. PRESENTATIONS

5. DELEGATIONS

6. ITEMS FOR CONSIDERATION

6.1 PDS 11-2025  
Corporate Climate Change Action Plan  
To be distributed.

6.2 PDS 4-2025  
Woodland Conservation By-law Update

3 - 48

6.3 PDS-C 4-2025  
Public Member Appointments to the Diversity, Equity and Inclusion  
Advisory Committee

49

**7. CONSENT ITEMS FOR INFORMATION**

- 7.1 ED 4-2025 50 - 75  
Niagara Economic Update

A presentation will precede the discussion of this item.

- 7.2 ED 5-2025 76 - 90  
Strategic Marketing Update

A presentation will precede the discussion of this item.

**8. OTHER BUSINESS**

**9. CLOSED SESSION**

- 9.1 Confidential Appendix 1 to Memorandum PDS-C 4-2025  
A Matter Respecting Personal Matters About Identifiable Individuals  
under s. 239(2)(b) of the Municipal Act, 2001- Recommended  
Appointments to the Diversity, Equity and Inclusion Advisory Committee

**10. BUSINESS ARISING FROM CLOSED SESSION ITEMS**

**11. NEXT MEETING**

The next meeting will be held on Wednesday, June 11, 2025, at 1:00 p.m. in the Council Chamber, Regional Headquarters.

**12. ADJOURNMENT**

If you require any accommodations for a disability in order to attend or participate in meetings or events, please contact the Accessibility Advisor at 905-980-6000 ext. 3252 (office), 289-929-8376 (cellphone) or [accessibility@niagararegion.ca](mailto:accessibility@niagararegion.ca) (email).

**Subject:** Woodland Conservation By-law Update

**Report to:** Planning and Economic Development Committee

**Report date:** Wednesday, May 7, 2025

---

## Recommendations

1. That By-law No. 2020-79, being A By-Law to Prohibit or Regulate the Destruction or Injuring of Trees in Woodlands in The Regional Municipality of Niagara (short title being the “Woodland Conservation By-law”), **BE AMENDED** to reflect the changes set out in Appendix 2 to Report PDS 4-2025;
2. That the necessary amending By-law **BE PREPARED** and **PRESENTED** to Regional Council for consideration; and
3. That Report PDS 4-2025 and a final copy of the amended By-law, **BE CIRCULATED** to the Local Area Municipalities, NPCA, Niagara Federation of Agriculture, Niagara Woodlot Association, Niagara Home Builders Association, Niagara Construction Association and Niagara Parks Commission.

## Key Facts

- The purpose of this report is to present the updated Niagara Region Woodland Conservation By-law for Regional Council review and approval.
- Niagara Region’s Woodland Conservation By-law was last updated in 2020. Since then many significant changes have been made to Regional and Provincial planning policies and documents, including official plans.
- The goal of the updates is to ensure that the By-law can continue to be effectively interpreted and administered in response to changing natural heritage definitions and planning responsibilities in Niagara Region.
- The majority of changes relate to Agricultural Use exemptions. Further minor changes and modernizations are also recommended.

## **Financial Considerations**

Financial costs of undertaking the Woodland Conservation Bylaw review internally have been accommodated within the approved 2024 and 2025 Infrastructure Planning operating budgets. The budget covers staffing and associated expenses for one full-time staff member, a Registered Professional Forester, to administer this By-law.

## **Analysis**

### **Background: The Woodland Conservation By-law**

Section 135(2) of the Municipal Act authorizes upper-tier municipalities to pass by-laws regulating activities that injure or destroy trees within woodlands greater than one hectare in size, as defined in the Forestry Act. Regional Council passed the Woodland Conservation By-law 2020-79 in October 2020. The current version of the Woodland By-law has been administered internally by Regional staff since January 31<sup>st</sup>, 2021.

### **Changing Official Plans and Planning Authority Requires By-law Update**

The current iteration of the Woodland By-law contains language referring to environmental designations as provided for in the then current Regional Official Plan (2014), and the official plans of local municipalities. Regional Council adopted the most recent version of the Niagara Official Plan (NOP) in June 2022, two years after enacting the current Woodland Conservation By-law.

In 2022, the Provincial government passed Bill 23, the *More Homes Built Faster Act, 2022*, which has the effect of making Niagara Region an “upper-tier municipality without planning responsibilities” effective March 31<sup>st</sup>, 2025. As a result, the NOP will be downloaded to the lower tier municipalities until such time as it is replaced by updated local official plans.

Taken together, these changes create the need to update Niagara Region’s Woodland Conservation By-law to ensure viability and clear interpretation going forward.

## **Consultation**

As a result of the changing planning responsibilities in Niagara Region, Niagara Staff conducted an internal analysis and consulted with the Regional Agriculture Policy and Action Committee and Local Area Municipalities.

The Woodland By-law was reviewed internally by Regional by-law and planning staff, and a first draft of proposed revisions was sent to members of the Agricultural Policy and Action Committee (APAC) and area municipalities in the Spring of 2024. Proposed updates to the By-law were modified based on feedback received by APAC members and area municipalities. Further modifications to the proposed changes were made following a review by internal legal staff. A second draft of proposed changes was sent to APAC members and area municipalities in February 2025. Comments and discussion with APAC members lead to further minor revisions.

### **Proposed Changes to the Woodland By-law**

The proposed by-law modernizations are largely driven by the need to ensure alignment with the reality of planning policy in Niagara Region going forward – post Bill 23. In this way, the substantive updates are principally the result of: (i) ensuring alignment with the Niagara Official Plan (2022); (ii) the Region’s Official Plan being transitioned to local area municipalities; and/or (iii) aligning the By-law to the 2024 Provincial Planning Statement, as set out below:

**Section 1.1:** The definition of “Agricultural Use” was updated to match language in the most recent Provincial Planning Statement (2024)

**Section 1.26:** The Sensitive Natural Area Definition was updated to refer to environmental features in the 2022 NOP that now receive a similar level of protection to Environmental Protection Area features in the 2014 NOP. The 2014 Official Plan divided all natural heritage features into one of two categories: Environmental Conservation Area (ECA) and Environmental Protection Area (EPA). Within ECAs, certain activities were permitted provided that a no net-negative impact threshold was maintained. In contrast, EPA designation represented a higher, “no touch” level of environmental protection. The 2022 version of the Niagara Official Plan eliminates ECA and EPA categories, instead assigning specific protection thresholds to individual environmental feature types. The updated Sensitive Natural Areas definition includes features afforded a “no touch” level of protection in the 2022 NOP, aligning the By-law with environmental protection levels in the current council-approved Official Plan.

**Section 4.15:** The agricultural exemption has been streamlined, and references to local official plans have been added. Specifically, clarification that Urban Area boundaries are determined by Local Official Plans, rather than the Regional Official Plan. The updates further clarify that for Local Area Municipalities that use zoning overlay systems, environmental overlays cannot be ignored when determining whether an area is designated for agricultural use in a Local Official Plan. This change recognizes the

increased role that area municipalities will play in determining the location and extent of environmental features in their updated official plans. Given the updates to the definition of “Sensitive Natural Areas” the reference to permit application for Sensitive Natural Areas has been removed. The By-law permitting system continues to be addressed in Sections 5 and 6 of the By-Law where, in accordance with the requirements of those sections, applications can be submitted for Good Forestry Practices Permits. Finally, the references to Normal Farm Practices have been removed, and a new separate exemption explicitly related to activities that are Normal Farm Practices has been created.

**Section 4.16:** A stand-alone exemption for Normal Farm Practices ensures that pre-existing and ongoing agricultural practices will not be impacted by the updated Sensitive Natural Areas definition.

An additional change is being recommended to Section 9 which removes a potential remedy that has not, as a practical matter, ever been used in the context of this By-law. Regional by-law staff will maintain the ability to issue Orders, charge a landowner with a By-law violation for failing to comply with an Order, and to register Orders on title following a legal process.

Redline and clean copies of the updated By-law are found in Appendix 1 and Appendix 2, respectively, which capture the above referenced edits together with some additional housekeeping items. Appendix 3 provides a summary of impacted sections.

## **Alternatives Reviewed**

Alternate draft updates to the Woodland By-law were considered and circulated by Regional Staff to members of Agricultural Policy and Action Committee and local municipalities and were reviewed by internal Legal staff. Many proposed changes were either modified or removed based on feedback received by APAC members and area municipalities. The final version of proposed updates aims to maintain the By-law in its current structure while aligning environmental protection objectives with changing language and expectations in relevant municipal official plans.

Not updating the By-law will result in definitions that are misaligned with relevant planning language and objectives resulting in challenges to by-law interpretation and enforceability by staff and the public.

## **Relationship to Council Strategic Priorities**

**Effective Region** - The proposed changes will ensure that the Woodland By-law remains enforceable and clearly understood in a changing municipal context.

**Green and Resilient Region** - The proposed updates align with expanded protection of Significant Woodlands enacted by council through the adoption of updated environmental policies in the 2022 Regional Official Plan.

**Prosperous Region** - The proposed updates expand and clarify the exemption for Normal Farm Practices, ensuring that preexisting agricultural uses can continue on existing farmland in Niagara Region.

## **Other Pertinent Reports**

- DPD 49-2006 - Update on the Tree Conservation By-law
- CAO 4-2008 - Tree and Forest Conservation By-law Amendments
- DPD 133-2007 - Tree and Forest Conservation By-law Amendments
- Service Level Agreement Tree and Forest Conservation By-law August 2008
- [PDS 13-2019 - Initiation of a Woodland By-law Review](#)

(<https://www.google.com/url?client=internal-element-cse&cx=005774670460367375179:knxdu-yx3mm&q=https://pub-niagararegion.escibemeetings.com/filestream.ashx%3FDocumentId%3D2496&sa=U&ved=2ahUKEwj8wpCEgfGMAxUxLVkFHeHQASsQFnoECAEQAg&usg=AOvVaw0aQWm117ShZrUNfdlxyEZ>)

- CWCD 41-2020- Woodland By-law Review Update
- [PDS 16-2020 Woodland Conservation By-law Review](#)

([https://www.google.com/url?client=internal-element-cse&cx=005774670460367375179:knxdu-yx3mm&q=https://pub-niagararegion.escibemeetings.com/filestream.ashx%3FDocumentId%3D11805&sa=U&ved=2ahUKEwi1yKL4g\\_GMAxXCEfKfHY\\_INSkQFnoECBIQAg&usg=AOvVaw2wo-Fg6C5ukAiy1bWhpvOc](https://www.google.com/url?client=internal-element-cse&cx=005774670460367375179:knxdu-yx3mm&q=https://pub-niagararegion.escibemeetings.com/filestream.ashx%3FDocumentId%3D11805&sa=U&ved=2ahUKEwi1yKL4g_GMAxXCEfKfHY_INSkQFnoECBIQAg&usg=AOvVaw2wo-Fg6C5ukAiy1bWhpvOc))

---

**Prepared by:**

Daniel Root, RPF  
Regional Forester  
Public Works Department

---

**Recommended by:**

Terry Ricketts, P.Eng.  
Commissioner of Public Works  
Public Works Department

---

**Submitted by:**

Ron Tripp, P.Eng.  
Chief Administrative Officer

This report was prepared in consultation with Cara Lampman, Manager of Environmental Planning, and reviewed by Brian Wilson, Legal Counsel and Diana Morreale, Director of Growth Management and Planning.

**Appendices**

Appendix 1 Revised Woodland Conservation By-law (2020-79) – mark-up copy

Appendix 2 Niagara Region Woodland Conservation By-law (2025-xx) – clean copy

Appendix 3 Table summarizing proposed Woodland by-law updates



THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. <>

A BY-LAW TO PROHIBIT OR REGULATE THE  
DESTRUCTION OR INJURING OF TREES IN  
WOODLANDS IN THE REGIONAL MUNICIPALITY OF  
NIAGARA

---

WHEREAS Section 135(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, (the “Act”), as amended, provides that Regional Council may by bylaw prohibit or regulate the destruction or injuring of trees in woodlands designated in the by-law;

AND WHEREAS Section 135(7) of the *Municipal Act* provides that the by-law may require that a permit be obtained to injure or destroy trees in woodlands as designated in the by-law and impose conditions on a permit, including conditions relating to the manner in which destruction occurs and the qualification of persons authorized to injure or destroy trees;

AND WHEREAS Regional Council ~~the Council for The Regional Municipality of Niagara (“Regional Council”)~~ deems it desirable to enact such a by-law for the purposes of:

- conserving and improving the Woodlands in the Regional Municipality of Niagara ~~(the “Region”)~~ through Good Forestry Practices;
- promoting Good Forestry Practices that sustain healthy Woodlands and related natural habitats and environments;
- ~~helping to achieve the objectives of the Regional Official Plan to ensure~~ Ensuring the long-term health and productivity of Wwoodlands;
- regulating and controlling the removal, maintenance and protection of trees in Woodlands;
- protecting, promoting and enhancing the values of Woodlands;
- contributing to human health, recreation, enjoyment and quality of life through the maintenance of Woodland cover;
- enhancing biodiversity and forest resilience to help our communities adapt to climate change;
- ~~supporting the objective of the Regional Official Plan to maintain, restore and, enhance the ecological health, integrity and biodiversity of the Core Natural Heritage System and its contributions to a Healthy Landscape as defined in the Regional Official Plan; and, supporting the objective of the Regional Official Plan to maintain, restore and, enhance the ecological health, integrity and biodiversity~~

~~of the Core Natural Heritage System and its contributions to a Healthy Landscape as defined in the Regional Official Plan; and,~~

WHEREAS on ~~October 22, 2020 By-law No. 2020-79~~ April 10, 2008 ~~By-law No. 30-2008~~ was passed by Regional Council and this by-law has been in place to prohibit or regulate the destruction or injuring of trees in Woodlands in the Region;

AND WHEREAS Regional Council wishes to repeal ~~By-law No. 2020-79~~ ~~By-law No. 30-2008~~ and replace same with an updated By-law regulating the destruction or injuring of trees in Woodlands in the Region;

NOW THEREFORE ~~the Council of The Regional Municipality of Niagara~~ Regional Council enacts as follows:

## 1. **DEFINITIONS**

In this By-law:

- 1.1 "Agricultural Use" means ~~the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated onfarm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. the commercial production of crops and/or raising of livestock for human use and includes ploughing, seeding, Harvesting, leaving land fallow as part of a conventional rotational cycle, production of tree fruits and grapes, grazing, animal husbandry, and buildings and structures associated with these activities;~~
- 1.2 "Area Municipality" means any one of the municipalities of the Town of Fort Erie, Town of Grimsby, Town of Lincoln, City of Niagara Falls, Town of Niagara-on-the-Lake, Town of Pelham, City of Port Colborne, City of St. Catharines, City of Thorold, Township of Wainfleet, City of Welland, and the Township of West Lincoln;
- 1.3 "Building Permit" means a building permit issued by an Area Municipality under the *Building Code Act*, 1992, S.O. 1992, c.23, as amended;

- 1.4 “Bumper Tree” means a poor quality, low value tree that grows in close proximity to higher value trees and is located along skid roads to protect residual trees from damage during logging and skidding operations;
- 1.5 “Coppice growth” means clump growth where more than one tree stem grows from a single tree stump and the point of measurement for such growth means that point on each stem measured immediately above the point of fusion, provided such point of fusion is less than 1.37 metres above the highest point of undisturbed ground at the base of the coppice or clump growth;
- 1.6 “DBH” or “Diameter at Breast Height” means the diameter of the stem of a tree measured at a point that is 1.37 metres above the ground;
- 1.7 “Diameter” means the diameter of the stem of a tree measured at a specified Point of Measurement with such measurement including the bark of the stem;
- 1.8 “Farmer” means a person who has a current and valid farm registration number under the *Farm Registration and Farm Organizations Funding Act, 1993*, S.O. 1993, c. 21, as amended;
- 1.9 “Forest Management Plan” means a course of forest management action prescribed for a particular woodland area after specific assessments and evaluations have been made by a Qualified OPFA Member in accordance with the Ministry of Natural Resources document “A Silvicultural Guide to Managing Southern Ontario Forests”, as amended from time to time;
- 1.10 “Good Forestry Practices” means:
  - 1.10.a the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest values, including: significant ecosystems; important fish and Wildlife Habitat; soil and water quality and quantity; forest productivity and health; and the aesthetic and recreational opportunities of the landscape;

- 1.10.b the cutting and removal of hazardous, severely damaged, diseased and insect-infested trees which must be removed in order to prevent contamination or infestation of other trees or because they no longer contribute to the achievement of forest values;
- 1.10.c in the case of hazardous, damaged, diseased or insect-infested trees, the maintenance of a Woodland after the cutting and removal is completed unless it is determined through a report prepared by Qualified OPFA Member that trees must be removed and a Woodland would not be maintained; and,
- 1.10.d the forestry management practices as set out in the Ministry of Natural Resources document “A Silvicultural Guide to Managing Southern Ontario Forests”;
- 1.11 “Harvesting” means the Injury or Destruction of a Tree through cutting or other mechanized means. The term “Harvested” shall have a corresponding meaning;
- 1.12 “Heritage Tree” means a Tree identified and designated by the Council of an Area Municipality as having heritage significance;
- 1.13 “Injury” or “Destruction” means lasting damage to a Tree, that has the effect of inhibiting or terminating growth and which may include, but is not limited to:
  - 1.13. a broken branches in the crown of a Tree;
  - 1.13. b the breaking off or splitting of the stem of any Tree and the noticeable tipping of any Tree;
  - 1.13. c the splitting of, removal of or damage to the bark of a Tree; or
  - 1.13. d damage to the root structure of a Tree;but does not include damage to Bumper Trees, or pruning or removing branches for maintenance purposes. The terms “Injury”, “Injured”, “Injuring”, “Destroy”, “Destroying” or “Destroyed” shall have a corresponding meaning.

- ~~1.14 “Normal Farm Practice” means a practice that is recognized by the Normal Farm Practices Board which is conducted in a manner consistent with proper and acceptable customs and standards, as established and followed by similar agricultural operations under similar circumstances, or makes use of innovative technology in a manner consistent with proper advanced farm management practices;~~
- 1.15 "Officer" means an individual appointed by Regional Council for the administration and enforcement of this By-law;
- 1.16 "Owner" means any Person having control over any portion of land that contains Woodland or Woodlands and specifically includes any Person having any right, title, interest or equity in the land and any Person lawfully permitted on the land;
- 1.17 "Own Use" means use that does not include a commercial sale, exchange or other disposition of trees Injured or Destroyed;
- 1.18 "Permit" means a permit to Injure or Destroy Trees issued under this By-law;
- 1.19 "Person" means an individual or a corporation and their respective heirs, executors, administrators or other duly appointed representatives;
- 1.20 "Point of Measurement" means the point on a tree trunk measured above the highest point at which the ground meets the tree. For Coppice Growth the Point of Measurement shall be at the point on the tree trunk where the tree stems separate provided that such point of separation is less than 1.37 metres from where the ground meets the tree;
- 1.21 "Qualified OPFA Member" means a Registered Professional Forester or Associate Member of the Ontario Professional Foresters Association under the *Professional Foresters Act* 2000, c.18, as amended, certified to practice professional forestry, unless a suspension, term, condition or limitation of certification applies which would restrict the Member from carrying out responsibilities under this By-law;
- 1.22 "Qualified Tree Marker" means:
- 1.22.a An individual who is currently certified through the Ontario Ministry of Natural Resources Certified Tree Marker Program; or

- 1.22.b A Qualified OPFA Member qualified to do tree marking.
- 1.23 “Region” means The Regional Municipality of Niagara;
- 1.24 “Regional Council” means the Council of The Regional Municipality of Niagara;
- 1.25 “Regional Official Plan” means the Official Plan of The Regional Municipality of Niagara;
- 1.26 “Sensitive Natural Area” means lands that are in a Woodland and:
- 1.26.a within a Provincially Significant Wetland, Provincial Life Sciences Area of Natural Scientific Interest, or Significant Woodland, as those terms are defined in the Regional Official Plan, or, in the case where there is no Regional Official Plan, as defined in the Official Plan of the relevant Area Municipality; or the Environmental Protection Area designation of the Natural Heritage System and adjacent lands, as defined in the Regional Official Plan; or
- 1.26.b within a Natural Area as designated in the Niagara Escarpment Plan.
- 1.27 “Significant Community Tree” means a Tree identified and designated by the Council of an Area Municipality as having community significance;
- 1.28 “Silviculture” means the theory and practice of controlling forest establishment, and the composition, growth and quality of forests to achieve the objectives of forest management. The term “Silvicultural” shall have a corresponding meaning;
- 1.29 “Silvicultural Prescription” means the site specific operational plan, signed and sealed by a Qualified OPFA Member (unless otherwise exempted under the *Professional Foresters Act*), that describes the existing forest conditions and the forest management objectives for an area, and which prescribes the methods for Harvesting the existing forest stand and a series of silvicultural treatments that will be carried out to establish a free-growing stand in a manner that accommodates other resource values as identified;

- 1.30 "Tree" or "Trees" means any living species of woody perennial plant, including its root system, which has reached or can reach a height of at least 4.5 meters at physiological maturity;
- 1.31 "Tree Preservation Plan" means a plan, prepared by a Qualified OPFA Member or Certified Arborist, for the purpose of protecting and preserving trees on properties where development or disturbance of the natural forest cover is to occur;
- 1.32 "Wildlife Habitat" means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species;
- 1.33 "Woodland" or "Woodlands" means land on one or more properties with a density of at least:
- 1.33.a 1,000 Trees, of any size, per hectare;
  - 1.33.b 750 Trees, measuring over five (5) centimetres in Diameter at DBH, per hectare;
  - 1.33.c 500 Trees, measuring over twelve (12) centimetres, in Diameter at DBH, per hectare; or
  - 1.33.d 250 Trees, measuring over twenty (20) centimetres, in Diameter at DBH, per hectare;
- but does not include:
- 1.33.f a cultivated fruit or nut orchard;
  - 1.33.g a plantation established for the purpose of producing Christmas trees and which is being actively managed and Harvested for the purposes for which it was planted, except that this does not refer to plantations that have ceased being managed or Harvested for their intended purpose for a period of 15 years or more; or

1.33.h a bona fide tree nursery that is being actively managed and harvested for the purposes for which it was planted;

1.33.i a hedgerow or windrow less than 20 meters in width.

## **2. APPLICATION OF THE BY-LAW**

This By-law shall apply to:

2.1 all Woodlands having an area of one (1) hectare or more;

2.2 all Woodlands having an area of less than one (1) hectare upon delegation of such authority by an Area Municipality to the Region; and

2.3 Heritage Trees and Significant Community Trees identified and designated by the Council of an Area Municipality, upon delegation of such authority by an Area Municipality to the Region.

## **3. GENERAL PROHIBITIONS**

3.1 No Person through their own actions or through any other Persons shall Injure or Destroy any Tree located in Woodlands:

3.1.a Unless exempted under Section 4 of this By-law; or

3.1.b Unless in possession of a valid Permit issued under this By-law and in accordance with its terms or conditions.

3.2 No Person through their own actions or through any other Person shall:

3.2.a Contravene the terms or conditions of a Permit issued under this By-law;

3.2.b Fail to comply with an Order issued under this By-law; or

3.2.c Remove or deface any Order that has been posted pursuant to this By-law.

3.3 No Person through their own actions or through any other Person shall Injure or Destroy any Tree that has been designated by the Council of an Area Municipality as a Heritage Tree or a Significant Community Tree, provided that



the authority to regulate such Trees has been delegated to the Region by the Area Municipality.

- 3.4 An Owner is deemed to have knowledge of, to have permitted, and to be liable for actions that violate this By-law that occur on the portion of land over which the Owner has control.
- 3.5 A Person is not liable under Section 3.4 of this By-law if such Person establishes, on a balance of probabilities, that the actions that violate this By-law occurred before or after such Person was an Owner.

#### **4. EXEMPTIONS**

Despite Section 3 of this By-law, this By-law does not apply to:

- 4.1 Activities or matters undertaken by a municipality or a local board of a municipality;
- 4.2 Activities or matters undertaken under a licence issued under the *Crown Forest Sustainability Act, 1994*, S.O. 1994, c.25, as amended;
- 4.3 The Injuring or Destruction of Trees by a Person licensed under the *Surveyors Act*, R.S.O. 1990, c. S.29, as amended, to engage in the practice of cadastral surveying or his or her agent, while making a survey;
- 4.4 The Injuring or Destruction of Trees imposed after December 31, 2002:
  - 4.4.a as part of a Tree Preservation Plan required as a condition of approval in a plan of subdivision that has received draft approval under Section 51 of the *Planning Act*;
  - 4.4.b as part of a Tree Preservation Plan required as a condition on a consent approved under Section 53 of the *Planning Act*;
  - 4.4.c as a condition to the approval of a site plan or a plan of subdivision under Sections 41 and 51, respectively, of the *Planning Act* or as a requirement of a site plan agreement or subdivision agreement entered into under those sections;

- 4.4.d in a development agreement between an Owner and an Area Municipality;
- 4.4.e as a condition to a development permit authorized by regulation made under Section 23(b) of the *Niagara Escarpment Planning and Development Act*, R.S.O 1990, c. N.2, as amended; or
- 4.4.f as a condition to a development permit authorized by regulation made under Section 70.2 of the *Planning Act* or as a requirement of an agreement entered into under the regulation.
- 4.5 The Injuring or Destruction of Trees by a transmitter or distributor, as those terms are defined in Section 2 of the *Electricity Act*, 1998, S.O. 1998, c.15, Sched. A, as amended, for the purpose of constructing and maintaining a transmission system or a distribution system, as those terms are defined in that section;
- 4.6 The Injuring or Destruction of Trees undertaken on land described in a licence for a pit or quarry or a permit for a wayside pit or wayside quarry issued under the *Aggregate Resources Act*; R.S.O 1990, c. A.8, as amended;
- 4.7 The Injuring or Destruction of Trees undertaken on land in order to lawfully establish and operate or enlarge any pit or quarry on land:
  - 4.7.a that has not been designated under the *Aggregate Resources Act* or a predecessor of that Act; and
  - 4.7.b on which a pit or quarry is a permitted land use under a by-law passed under Section 34 of the *Planning Act*.
- 4.8 The Injuring or Destruction of Trees that is required in order to erect any building, structure or thing, including yard areas, in respect of which a Building Permit has been issued and has taken into consideration the protection of Trees surrounding the structure or work within the building envelope, provided that no Tree is removed that is located more than 15 metres from the outer edge of the building, structure or thing, and that only those Trees necessary to accommodate the building structure or thing, including yard areas, are removed;
- 4.9 The Injuring or Destruction of Trees that is reasonably required in order to install and provide utilities, including a private waste disposal system, to the

construction or use of the building, structure or thing in respect of which a Building Permit has been issued;

- 4.10 The Injuring or Destruction of Trees that is required in order to install, provide or maintain a driveway of sufficient width for vehicular access to the building, structure or thing in respect of which a Building Permit has been issued;
  
- 4.11 The Injuring or Destruction of Trees on lands, including buffer lands, used for the purpose of a licenced waste disposal site that has been approved, where applicable, under the *Environmental Protection Act*, R.S.O. 1990, c. E.19, as amended, the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended, the *Environmental Assessment Act*, R.S.O. 1990, c. E.18, as amended, the *Planning Act*, and/or the *Niagara Escarpment Planning and Development Act*;
  
- 4.12 The Injuring or Destruction of Trees for the construction of drainage works under the *Drainage Act*, R.S.O. 1990, c. D.17, as amended;
  
- 4.13 The Injuring or Destruction of Trees that:
  - 4.13.a are dead;
  
  - 4.13.b are diseased, as identified in a Silvicultural Prescription or Forest Management Plan; or
  
  - 4.13.c pose a hazard to human safety or property.
  
- 4.14 The Injuring or Destruction of Trees by an Owner of a Woodland who may Harvest, Destroy or Injure Trees for his or her Own Use on his or her property provided that:
  - 4.14.a Good Forestry Practices are employed in accordance with the Ministry of Natural Resources document "A Silvicultural Guide to Managing Southern Ontario Forests"; and
  
  - 4.14.b the Injuring or Destruction, in that part of the Woodland where Trees have been Injured or Destroyed, does not reduce the number of Trees per hectare below that necessary to constitute a Woodland.

4.15 The Harvesting, Injuring or Destruction of Trees by a Farmer that involves the clearing of all or part of a Woodland for Agricultural Use on land that is owned by the Farmer doing the clearing, ~~and is part of a farm operation or farm corporation that has existed for at least three (3) years prior to such clearing.~~

~~— The clearing shall be carried out in accordance with Normal Farm Practices as defined in the *Farming and Food Production Protection Act, 1998*, S.O. 1998, c. 1, as amended, provided that:~~

4.15.a the land upon which the clearing is to occur is part of a farm operation or farm corporation that has existed for at least three (3) years prior to such clearing; that is cleared is put into Agricultural Use within three (3) years of the date on which such clearing commences;

4.15.b the land that is cleared is put into Agricultural Use within three (3) years of the date on which such clearing commences;

4.15.bc prior to the clearing, the Farmer advises the Officer of the proposed clearing. For the purposes of this section the marking of Trees, a Forest Management Plan or a Silvicultural Prescription, a fee and a Permit are not required; ~~and~~

4.15.ed the land being cleared for Agricultural Use is

- (i) outside the Urban Area; and
- (ii) is designated and zoned for Agricultural Use, with no Environmental Overlays,

~~outside the Urban Areas as defined in the Regional Official Plan, and is designated and zoned for Agricultural Use~~ in the Official Plan and Zoning By-law of the Area Municipality and, where applicable, in the Niagara Escarpment Plan;

4.15.e the Injuring or Destruction of Trees does not involve a Sensitive Natural Area.

~~except where the Injuring or Destruction of Trees involves a Sensitive Natural Area, in which case a Permit is required pursuant to the provisions of this By-law, but no fee shall be required.~~

~~4.16 The Injuring or Destruction of Trees as a result of a 'Normal Farm Practice' carried on as part of an 'Agricultural Operation' as such terms are defined in the *Farming and Food Production Protection Act*, 1998, S.O. 1998, c.1, as amended, or any successor legislation;~~

4.1~~7~~<sup>6</sup> The Harvesting, Injuring or Destruction of non-native/invasive Trees in a Woodland for the purpose of restoring the tree cover to native species as per an approved Forest Management Plan or Silvicultural Prescription.

4.1~~8~~<sup>7</sup> The Injuring or Destruction of Trees in a Woodland for the purpose of conducting site rehabilitation activities to remove and/or treat contaminated soils. A reforestation plan must be prepared and approved by the Officer prior to Tree removal.

## 5. GOOD FORESTRY PRACTICES PERMITS

5.1 The Niagara Region hereby delegates to an Officer the authority to issue a Good Forestry Practices Permit under this By-law, and to impose such terms and conditions in accordance with Good Forestry Practices.

5.2 An application for a Good Forestry Practices Permit shall be submitted at least four (4) weeks prior to the commencement date of Harvesting and shall include the following:

5.2.a a complete signed application form as provided by the Region;

5.2.b a copy of the Silvicultural Prescription sealed by a Qualified OPFA Member; and,

5.2.c A signature from a Qualified OPFA Member confirming proof that the marking of the Trees to be cut has been carried out by a Qualified Tree Marker in accordance with a Silvicultural Prescription or Forest Management Plan. Tree marking must include clean, legible paint marks at breast height, visible from any direction, and 40 centimetre stump marks that are in crevices (if available) and run right to the ground.

5.3 A Good Forestry Practices Permit issued under this By-law shall be subject to the following terms and conditions:

- 5.3.a Trees which are to be harvested are cut in accordance with Good Forestry Practices, and as described in a Silvicultural Prescription sealed by a Qualified OPFA Member;
- 5.3.b the Harvesting, Injuring or Destruction of Trees will not reduce the number of Trees per hectare below the minimum number of Trees per hectare required to be considered a Woodland;
- 5.3.c The Permit-holder must notify the Officer at least 48 hours before start of cutting and again upon resumption of activities after any four (4) week period of inactivity; and
- 5.3.d Any other terms and conditions deemed appropriate and imposed by the Officer.

5.4 Notwithstanding Sections 5.2 and 5.3, a Good Forestry Practices Permit may be issued where an exclusion provision under the *Professional Foresters Act* c.18, as amended, applies and a qualified member of the Ontario Professional Foresters Association provides an opinion that the Harvesting of Trees is consistent with Good Forestry Practices.

## 6. **PERMIT APPLICATION PROCESS**

6.1 Every Person who intends to Injure or Destroy Trees personally or through another Person, where a Permit to do so is required under this By-law, shall first complete and submit an application for a Permit in the form approved by the Region from time to time.

6.2 Applications for Permits will be processed only if:

- 6.2.a the appropriate application form, approved by the Region from time to time, has been completed in full, duly signed and submitted to the Officer;
- 6.2.b the requirements that must be submitted with an application have been included; and

- 6.2.c applications are in keeping with the general purpose and intent of this By-law.
- 6.3 A Permit application that does not meet the requirements of clauses 6.2.a, 6.2.b and 6.2.c will be returned to the applicant within 30 days.
- 6.4 A Permit may be:
  - 6.4.a issued by the Officer to the Owner for a term of up to one (1) year from the date of issue and shall not be transferable; and,
  - 6.4.b may be renewed by the Officer for up to two (2) additional one (1) year terms contiguous with the expiry date of the original Permit and after a written request from the Owner for renewal is made to the Officer, who must be satisfied that there are reasonable grounds for the renewal.
- 6.5 In addition to those terms and conditions listed in section 5.3, the Officer may impose conditions to a Permit that relate to, but which are not restricted to:
  - 6.5.a the manner and timing in which Harvesting, Injuring or Destruction is to occur;
  - 6.5.b the species, size, number and location of Trees to be Injured or Destroyed, or to be planted;
  - 6.5.c the marking of Trees to be cut with paint;
  - 6.5.d the qualifications of Persons authorized to Injure or Destroy Trees;
  - 6.5.e the submission of additional information required before the Permit becomes effective;
  - 6.5.f measures to be implemented to mitigate the direct and indirect effects of the Injuring or Destruction on Sensitive Natural Areas; and
  - 6.5.g a follow-up fuelwood (firewood) harvest.
- 6.7 When denying a Permit, the Officer will notify the applicant in writing by

registered mail. The Officer shall provide written reasons for their decision to the applicant.

- 6.8 A Permit issued under the By-law does not relieve the Owner of any other applicable property boundary, municipal, provincial, or federal by-laws, regulations or requirements.

## **7. APPEALS TO REGIONAL COUNCIL**

- 7.1 An applicant for a Permit under this By-law may be appealed to Regional Council if:

7.1.a the Officer refuses to issue a Permit; such an appeal must be made within 30 days after the refusal; or

7.1.b if the applicant objects to a condition in the Permit; such an appeal must be made within 30 days after the issuance of the Permit.

- 7.2 A request by an applicant for a hearing shall be made in writing and filed with the Regional Clerk.

- 7.3 Regional Council shall hold a hearing on the issue and shall give the applicant an opportunity to make representations at the hearing. The Regional Clerk shall mail a notice of hearing to the applicant at least seven (7) days before the hearing.

- 7.4 Regional Council may:

7.3.a Uphold the decision of the Officer;

7.3.b Vary any condition on a Permit; or

7.3.c Issue a Permit with conditions as Regional Council considers appropriate.

- 7.5 Regional Council will provide reasons for its decision. The decision of the Regional Council is final.

## **8. ORDERS TO DISCONTINUE ACTIVITY**



- 8.1 Where an Officer is satisfied that a contravention of this By-law has occurred, the Officer may make an Order requiring the Person who contravened the By-law or who caused or permitted the Injuring or Destruction of Trees in contravention of the By-law to stop the Injuring or Destruction of Trees. The Order shall set out:
- 8.1.a the municipal address or the legal description of the land;
  - 8.1.b reasonable particulars of the contravention; and
  - 8.1.c the period within which there must be compliance with the Order.
- 8.2 An Order issued under this By-law may be served personally or by registered mail to the last known address of:
- 8.2.a the Owner of the Woodland; and
  - 8.2.b the person identified as Injuring or Destroying Trees.
- 8.3 Where service of an Order is made by registered mail, service shall be deemed to have been served on the fifth day after the date the Order is mailed.
- 8.4 Where service cannot be carried out under subsection 8.2, the Officer shall place a placard containing the terms of the Order in a conspicuous place on the affected lands. The placing of the placard shall be deemed to be sufficient service of the Order on the Person to whom the Order is directed. The placard shall not be removed without the approval of the Officer.

## **9. WORK ORDERS**

- 9.1 Where an Officer believes that a contravention of this By-law has occurred, the Officer may issue an Order requiring the Person to rehabilitate the land or Woodlands, or to plant or replant Trees.
- 9.2 The Order shall set out:

- 9.2.a the name and the Owner and the municipal address or the legal description of the land;
  - 9.2.b reasonable particulars of the contravention;
  - 9.2.c the work to be done and the date by which the work must be done;
  - 9.2.d a statement that if the work is not done in compliance with the Order within a specified time period, the Region may have the work done at the expense of the Owner; and,
  - 9.2.e contact information of the Officer.
- 9.3 The Order may be served in accordance with the service provisions contained in section 8.

~~9.4 If a Person fails to comply with an Order issued pursuant to this section, the Region may enter the lands at any reasonable time for the purposes of doing the things described in the Order at the Person's expense.~~

~~9.5 If the Region enters onto the lands and completes the work, the Region may recover its costs to complete the work for the Person named in the Order by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes.~~

## 10. **PENALTY**

10.1 Any Person who contravenes any provision of this By-law, or an Order issued under this By-law is guilty of an offence and is liable:

- 10.1.a on first conviction, to a fine of not more than \$10,000 or \$1,000 per Tree, whichever is greater;
- ~~10.1.b~~ on any subsequent conviction for the same offence, to a fine of not more than \$25,000 or \$2,500 per Tree, whichever is greater; and,
- 10.1.~~b~~e on conviction for a continuing offence, to a fine of not less than \$100 and not more than \$10,000 for each day or part of a day that the offence continues. The total of the daily fines may exceed \$100,000.

- 10.2 Despite subsection 10.1, where the Person convicted is a corporation:
- 10.2.a the maximum fines in clause 10.1.a are \$50,000 or \$5,000 per Tree; and
- 10.2.b the maximum fines in clause 10.1.b are \$100,000 or \$10,000 per Tree.
- 10.3 If a Person is convicted of an offence for contravening this By-law or an Order is issued under this By-law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may order the Person to rehabilitate the land or to plant or replant Trees in such a manner and within such period as the court considers appropriate, including any silvicultural treatment necessary to re-establish the Trees.
- 10.4 If an Order has been issued under this bylaw or by the court, and the order has not been complied with, the contravention of the Order shall be deemed to be a continuing offence for each day or part of the day that the Order is not complied with.
- 10.5 The destruction of two or more Trees without or in contravention of a Permit shall be deemed to be a “multiple offence” as provided in the *Municipal Act* and shall be subject to the per tree penalties prescribed in section 10.1 and 10.2.
- 11. ENFORCEMENT**
- 11.1 The provisions of this By-law may be enforced by an Officer.
- 11.2 An Officer or any person authorized by an Officer may, at any reasonable time, enter upon and inspect any land for the purposes of enforcing this By-law, determining compliance with this By-law, determining compliance with terms and conditions of a Permit issued under this By-law, determining compliance with an Order issued under this By-law or laying charges under this By-law.
- 11.3 An Officer exercising a power may be accompanied by a Person under his or her direction.

11.4 Any Person who obstructs or interferes with an Officer, or any Person or agent authorized by an Officer, in the discharge of his or her duties under this By-law, shall be considered in violation of this By-law.

11.5 Any Person who provides false information to an Officer shall be deemed to have obstructed or interfered with the Officer in the execution of their duties.

12. **ADMINISTRATION**

12.1 If any section or part of this By-law is found by any court of competent jurisdiction to be illegal or beyond the power of Regional Council to enact, such section or part shall be deemed to be severable and all other sections or parts of this By-law shall be deemed to be separate and independent therefrom and to be enacted as such.

12.2 The short title of this By-law is the "Woodland Conservation By-law".

12.3 By-law 30-2008 of the Regional Municipality of Niagara and all amendments thereto, are hereby repealed.

12.4 Despite subsection 12.3, By-law 30-2008, as amended, shall continue to apply to:

12.4.a proceedings in respect of offences that occurred before its repeal;  
and,

12.4.b permits in compliance with Bylaw 30-2008, which were approved prior to its repeal.

12.5 That this by-law shall come into force and effect on January 31, 2021.

THE REGIONAL MUNICIPALITY OF NIAGARA

---

James Bradley, Regional Chair

---

Ann-Marie Norio, Regional Clerk

Passed: <date>

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. \*draft\*

A BY-LAW TO PROHIBIT OR REGULATE THE  
DESTRUCTION OR INJURING OF TREES IN  
WOODLANDS IN THE REGIONAL MUNICIPALITY OF  
NIAGARA

---

WHEREAS Section 135(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, (the “Act”), as amended, provides that Regional Council may by by-law prohibit or regulate the destruction or injuring of trees in woodlands designated in the by-law;

AND WHEREAS Section 135(7) of the *Municipal Act* provides that the by-law may require that a permit be obtained to injure or destroy trees in woodlands as designated in the by-law and impose conditions on a permit, including conditions relating to the manner in which destruction occurs and the qualification of persons authorized to injure or destroy trees;

AND WHEREAS Regional Council deems it desirable to enact such a by-law for the purposes of:

- conserving and improving the Woodlands in the Regional Municipality of Niagara through Good Forestry Practices;
- promoting Good Forestry Practices that sustain healthy Woodlands and related natural habitats and environments;
- Ensuring the long- term health and productivity of Woodlands;
- regulating and controlling the removal, maintenance and protection of trees in Woodlands;
- protecting, promoting and enhancing the values of Woodlands;
- contributing to human health, recreation, enjoyment and quality of life through the maintenance of Woodland cover;
- enhancing biodiversity and forest resilience to help our communities adapt to climate change;

AND WHEREAS on October 22, 2020 By-law No. 2020-79 was passed by Regional Council and this By-law has been in place to prohibit or regulate the destruction or injuring of trees in Woodlands in the Region;

AND WHEREAS Regional Council wishes to repeal By-law No. 2020-79 and replace same with an updated By-law regulating the destruction or injuring of trees in Woodlands in the Region;

NOW THEREFORE Regional Council enacts as follows:

**1. DEFINITIONS**

In this By-law:

- 1.1 "Agricultural Use" means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated onfarm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
- 1.2 "Area Municipality" means any one of the municipalities of the Town of FortErie, Town of Grimsby, Town of Lincoln, City of Niagara Falls, Town of Niagara-on-the-Lake, Town of Pelham, City of Port Colborne, City of St. Catharines, City of Thorold, Township of Wainfleet, City of Welland, and the Township of West Lincoln;
- 1.3 "Building Permit" means a building permit issued by an Area Municipality under the *Building Code Act, 1992*, S.O. 1992, c.23, as amended;
- 1.4 "Bumper Tree" means a poor quality, low value tree that grows in close proximity to higher value trees and is located along skid roads to protect residual trees from damage during logging and skidding operations;
- 1.5 "Coppice growth" means clump growth where more than one tree stem grows from a single tree stump and the point of measurement for such growth means that point on each stem measured immediately above the point of fusion, provided such point of fusion is less than 1.37 metres above the highest point of undisturbed ground at the base of the coppice or clump growth;
- 1.6 "DBH" or "Diameter at Breast Height" means the diameter of the stem of a tree measured at a point that is 1.37 metres above the ground;
- 1.7 "Diameter" means the diameter of the stem of a tree measured at a specified Point of Measurement with such measurement including the bark of the stem;

- 1.8 “Farmer” means a person who has a current and valid farm registration number under the *Farm Registration and Farm Organizations Funding Act, 1993*, S.O. 1993, c. 21, as amended;
- 1.9 “Forest Management Plan” means a course of forest management action prescribed for a particular woodland area after specific assessments and evaluations have been made by a Qualified OPFA Member in accordance with the Ministry of Natural Resources document “A Silvicultural Guide to Managing Southern Ontario Forests”, as amended from time to time;
- 1.10 “Good Forestry Practices” means:
  - 1.10.a the proper implementation of harvest, renewal and maintenance activities known to be appropriate for the forest and environmental conditions under which they are being applied and that minimize detriments to forest values, including: significant ecosystems; important fish and Wildlife Habitat; soil and water quality and quantity; forest productivity and health; and the aesthetic and recreational opportunities of the landscape;
  - 1.10.b the cutting and removal of hazardous, severely damaged, diseased and insect-infested trees which must be removed in order to prevent contamination or infestation of other trees or because they no longer contribute to the achievement of forest values;
  - 1.10.c in the case of hazardous, damaged, diseased or insect-infested trees, the maintenance of a Woodland after the cutting and removal is completed unless it is determined through a report prepared by Qualified OPFA Member that trees must be removed and a Woodland would not be maintained; and,
  - 1.10.d the forestry management practices as set out in the Ministry of Natural Resources document “A Silvicultural Guide to Managing Southern Ontario Forests”;
- 1.11 “Harvesting” means the Injury or Destruction of a Tree through cutting or other mechanized means. The term “Harvested” shall have a corresponding meaning;
- 1.12 “Heritage Tree” means a Tree identified and designated by the Council of an Area Municipality as having heritage significance;



- 1.13 “Injury” or “Destruction” means lasting damage to a Tree, that has the effect of inhibiting or terminating growth and which may include, but is not limited to:
- 1.13. a broken branches in the crown of a Tree;
  - 1.13. b the breaking off or splitting of the stem of any Tree and the noticeable tipping of any Tree;
  - 1.13. c the splitting of, removal of or damage to the bark of a Tree; or
  - 1.13. d damage to the root structure of a Tree;
- but does not include damage to Bumper Trees, or pruning or removing branches for maintenance purposes. The terms “Injury”, “Injured”, “Injuring”, “Destroy”, “Destroying” or “Destroyed” shall have a corresponding meaning.
- 1.14 “Officer” means an individual appointed by Regional Council for the administration and enforcement of this By-law;
- 1.15 “Owner” means any Person having control over any portion of land that contains Woodland or Woodlands and specifically includes any Person having any right, title, interest or equity in the land and any Person lawfully permitted on the land;
- 1.16 “Own Use” means use that does not include a commercial sale, exchange or other disposition of trees Injured or Destroyed;
- 1.17 “Permit” means a permit to Injure or Destroy Trees issued under this By-law;
- 1.18 “Person” means an individual or a corporation and their respective heirs, executors, administrators or other duly appointed representatives;
- 1.19 “Point of Measurement” means the point on a tree trunk measured above the highest point at which the ground meets the tree. For Coppice Growth the Point of Measurement shall be at the point on the tree trunk where the tree stems separate provided that such point of separation is less than 1.37 metres from where the ground meets the tree;
- 1.20 “Qualified OPFA Member” means a Registered Professional Forester or Associate Member of the Ontario Professional Foresters Association under the *Professional Foresters Act* 2000, c.18, as amended, certified to practice professional forestry, unless a suspension, term, condition or limitation of

certification applies which would restrict the Member from carrying out responsibilities under this By-law;

- 1.21 “Qualified Tree Marker” means:
- 1.21.a An individual who is currently certified through the Ontario Ministry of Natural Resources Certified Tree Marker Program; or
  - 1.21.b A Qualified OPFA Member qualified to do tree marking.
- 1.22 “Region” means The Regional Municipality of Niagara;
- 1.23 “Regional Council” means the Council of The Regional Municipality of Niagara;
- 1.24 “Regional Official Plan” means the Official Plan of The Regional Municipality of Niagara;
- 1.25 “Sensitive Natural Area” means lands that are in a Woodland and:
- 1.25.a Within a Provincially Significant Wetland, Provincial Life Sciences Area of Natural Scientific Interest, or Significant Woodland, as those terms are defined in the Regional Official Plan, or, in the case where there is no Regional Official Plan, as defined in the Official Plan of the relevant Area Municipality; or
  - 1.25.b within a Natural Area as designated in the Niagara Escarpment Plan.
- 1.26 “Significant Community Tree” means a Tree identified and designated by the Council of an Area Municipality as having community significance;
- 1.27 “Silviculture” means the theory and practice of controlling forest establishment, and the composition, growth and quality of forests to achieve the objectives of forest management. The term “Silvicultural” shall have a corresponding meaning;
- 1.28 “Silvicultural Prescription” means the site specific operational plan, signed and sealed by a Qualified OPFA Member (unless otherwise exempted under the *Professional Foresters Act*), that describes the existing forest conditions and the forest management objectives for an area, and which prescribes the

methods for Harvesting the existing forest stand and a series of silvicultural treatments that will be carried out to establish a free-growing stand in a manner that accommodates other resource values as identified;

- 1.29 “Tree” or “Trees” means any living species of woody perennial plant, including its root system, which has reached or can reach a height of at least 4.5 meters at physiological maturity;
- 1.30 “Tree Preservation Plan” means a plan, prepared by a Qualified OPFA Member or Certified Arborist, for the purpose of protecting and preserving trees on properties where development or disturbance of the natural forest cover is to occur;
- 1.31 “Wildlife Habitat” means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species;
- 1.32 “Woodland” or “Woodlands” means land on one or more properties with a density of at least:
  - 1.32.a 1,000 Trees, of any size, per hectare;
  - 1.32.b 750 Trees, measuring over five (5) centimetres in Diameter at DBH, per hectare;
  - 1.32.c 500 Trees, measuring over twelve (12) centimetres, in Diameter at DBH, per hectare; or
  - 1.32.d 250 Trees, measuring over twenty (20) centimetres, in Diameter at DBH, per hectare;but does not include:
  - 1.32.e a cultivated fruit or nut orchard;
  - 1.32.f a plantation established for the purpose of producing Christmas trees and which is being actively managed and Harvested for the purposes for which it was planted, except that this does not refer to plantations that have ceased being managed or Harvested for their

intended purpose for a period of 15 years or more;

1.32.g a bona fide tree nursery that is being actively managed and harvested for the purposes for which it was planted; or

1.32.h a hedgerow or windrow less than 20 meters in width.

## **2. APPLICATION OF THE BY-LAW**

This By-law shall apply to:

2.1 all Woodlands having an area of one (1) hectare or more;

2.2 all Woodlands having an area of less than one (1) hectare upon delegation of such authority by an Area Municipality to the Region; and

2.3 Heritage Trees and Significant Community Trees identified and designated by the Council of an Area Municipality, upon delegation of such authority by an Area Municipality to the Region.

## **3. GENERAL PROHIBITIONS**

3.1 No Person through their own actions or through any other Persons shall Injure or Destroy any Tree located in Woodlands:

3.1.a Unless exempted under Section 4 of this By-law; or

3.1.b Unless in possession of a valid Permit issued under this By-law and in accordance with its terms or conditions.

3.2 No Person through their own actions or through any other Person shall:

3.2.a Contravene the terms or conditions of a Permit issued under this By-law;

3.2.b Fail to comply with an Order issued under this By-law; or

3.2.c Remove or deface any Order that has been posted pursuant to this By-law.

3.3 No Person through their own actions or through any other Person shall Injure or

Destroy any Tree that has been designated by the Council of an Area Municipality as a Heritage Tree or a Significant Community Tree, provided that the authority to regulate such Trees has been delegated to the Region by the Area Municipality.

- 3.4 An Owner is deemed to have knowledge of, to have permitted, and to be liable for actions that violate this By-law that occur on the portion of land over which the Owner has control.
- 3.5 A Person is not liable under Section 3.4 of this By-law if such Person establishes, on a balance of probabilities, that the actions that violate this By-law occurred before or after such Person was an Owner.

#### 4. **EXEMPTIONS**

Despite Section 3 of this By-law, this By-law does not apply to:

- 4.1 Activities or matters undertaken by a municipality or a local board of a municipality;
- 4.2 Activities or matters undertaken under a licence issued under the *Crown Forest Sustainability Act, 1994*, S.O. 1994, c.25, as amended;
- 4.3 The Injuring or Destruction of Trees by a Person licensed under the *Surveyors Act*, R.S.O. 1990, c. S.29, as amended, to engage in the practice of cadastral surveying or his or her agent, while making a survey;
- 4.4 The Injuring or Destruction of Trees imposed after December 31, 2002:
  - 4.4.a as part of a Tree Preservation Plan required as a condition of approval in a plan of subdivision that has received draft approval under Section 51 of the *Planning Act*;
  - 4.4.b as part of a Tree Preservation Plan required as a condition on a consent approved under Section 53 of the *Planning Act*;
  - 4.4.c as a condition to the approval of a site plan or a plan of subdivision under Sections 41 and 51, respectively, of the *Planning Act* or as a requirement of a site plan agreement or subdivision agreement entered into under those sections;
  - 4.4.d in a development agreement between an Owner and an Area Municipality;
  - 4.4.e as a condition to a development permit authorized by regulation made

under Section 23(b) of the *Niagara Escarpment Planning and Development Act*, R.S.O 1990, c. N.2, as amended; or

- 4.4.f as a condition to a development permit authorized by regulation made under Section 70.2 of the *Planning Act* or as a requirement of an agreement entered into under the regulation.
- 4.5 The Injuring or Destruction of Trees by a transmitter or distributor, as those terms are defined in Section 2 of the *Electricity Act, 1998*, S.O. 1998, c.15, Sched. A, as amended, for the purpose of constructing and maintaining a transmission system or a distribution system, as those terms are defined in that section;
- 4.6 The Injuring or Destruction of Trees undertaken on land described in a licence for a pit or quarry or a permit for a wayside pit or wayside quarry issued under the *Aggregate Resources Act*, R.S.O 1990, c. A.8, as amended;
- 4.7 The Injuring or Destruction of Trees undertaken on land in order to lawfully establish and operate or enlarge any pit or quarry on land:
  - 4.7.a that has not been designated under the *Aggregate Resources Act* or a predecessor of that Act; and
  - 4.7.b on which a pit or quarry is a permitted land use under a by-law passed under Section 34 of the *Planning Act*.
- 4.8 The Injuring or Destruction of Trees that is required in order to erect any building, structure or thing, including yard areas, in respect of which a Building Permit has been issued and has taken into consideration the protection of Trees surrounding the structure or work within the building envelope, provided that no Tree is removed that is located more than 15 metres from the outer edge of the building, structure or thing, and that only those Trees necessary to accommodate the building structure or thing, including yard areas, are removed;
- 4.9 The Injuring or Destruction of Trees that is reasonably required in order to install and provide utilities, including a private waste disposal system, to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued;
- 4.10 The Injuring or Destruction of Trees that is required in order to install, provide or maintain a driveway of sufficient width for vehicular access to the building, structure or thing in respect of which a Building Permit has been issued;
- 4.11 The Injuring or Destruction of Trees on lands, including buffer lands, used for the purpose of a licenced waste disposal site that has been approved, where

applicable, under the *Environmental Protection Act*, R.S.O. 1990, c. E.19, as amended, the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended, the *Environmental Assessment Act*, R.S.O. 1990, c. E.18, as amended, the *Planning Act*, and/or the *Niagara Escarpment Planning and Development Act*;

- 4.12 The Injuring or Destruction of Trees for the construction of drainage works under the *Drainage Act*, R.S.O. 1990, c. D.17, as amended;
- 4.13 The Injuring or Destruction of Trees that:
  - 4.13.a are dead;
  - 4.13.b are diseased, as identified in a Silvicultural Prescription or Forest Management Plan; or
  - 4.13.c pose a hazard to human safety or property.
- 4.14 The Injuring or Destruction of Trees by an Owner of a Woodland who may Harvest, Destroy or Injure Trees for his or her Own Use on his or her property provided that:
  - 4.14.a Good Forestry Practices are employed in accordance with the Ministry of Natural Resources document “A Silvicultural Guide to Managing Southern Ontario Forests”; and
  - 4.14.b the Injuring or Destruction, in that part of the Woodland where Trees have been Injured or Destroyed, does not reduce the number of Trees per hectare below that necessary to constitute a Woodland.
- 4.15 The Harvesting, Injuring or Destruction of Trees by a Farmer that involves the clearing of all or part of a Woodland for Agricultural Use on land that is owned by the Farmer doing the clearing, provided that:
  - 4.15.a The land upon which the clearing is to occur is part of a farm operation or farm corporation that has existed for at least three (3) years prior to such clearing;
  - 4.15.b the land that is cleared is put into Agricultural Use within three (3) years of the date on which such clearing commences;
  - 4.15.c prior to the clearing, the Farmer advises the Officer of the proposed clearing. For the purposes of this section the marking of Trees, a Forest Management Plan or a Silvicultural Prescription, a fee and a

Permit are not required;

4.15.d the land being cleared for Agricultural Use is:

- (i) outside the Urban Area; and
- (ii) is designated and zoned for Agricultural Use, with no Environmental Overlays,

in the Official Plan and Zoning By-law of the Area Municipality, and, where applicable, in the Niagara Escarpment Plan; and

4.15.e the Injuring or Destruction of Trees does not involve a Sensitive Natural Area.

4.16 The Injuring or Destruction of Trees as a result of a 'Normal Farm Practice' carried on as part of an 'Agricultural Operation' as such terms are defined in the *Farming and Food Production Protection Act*, 1998, S.O. 1998, c.1, as amended, or any successor legislation;

4.17 The Harvesting, Injuring or Destruction of non-native/invasive Trees in a Woodland for the purpose of restoring the tree cover to native species as per an approved Forest Management Plan or Silvicultural Prescription; or

4.18 The Injuring or Destruction of Trees in a Woodland for the purpose of conducting site rehabilitation activities to remove and/or treat contaminated soils. A reforestation plan must be prepared and approved by the Officer prior to Tree removal.

## **5. GOOD FORESTRY PRACTICES PERMITS**

5.1 The Niagara Region hereby delegates to an Officer the authority to issue a Good Forestry Practices Permit under this By-law, and to impose such terms and conditions in accordance with Good Forestry Practices.

5.2 An application for a Good Forestry Practices Permit shall be submitted at least four (4) weeks prior to the commencement date of Harvesting and shall include the following:

5.2.a a complete signed application form as provided by the Region;

5.2.b a copy of the Silvicultural Prescription sealed by a Qualified OPFA



Member; and,

- 5.2.c A signature from a Qualified OPFA Member confirming proof that the marking of the Trees to be cut has been carried out by a Qualified Tree Marker in accordance with a Silvicultural Prescription or Forest Management Plan. Tree marking must include clean, legible paint marks at breast height, visible from any direction, and 40 centimetre stump marks that are in crevices (if available) and run right to the ground.
- 5.3 A Good Forestry Practices Permit issued under this By-law shall be subject to the following terms and conditions:
  - 5.3.a Trees which are to be harvested are cut in accordance with Good Forestry Practices, and as described in a Silvicultural Prescription sealed by a Qualified OPFA Member;
  - 5.3.b the Harvesting, Injuring or Destruction of Trees will not reduce the number of Trees per hectare below the minimum number of Trees per hectare required to be considered a Woodland;
  - 5.3.c The Permit-holder must notify the Officer at least 48 hours before start of cutting and again upon resumption of activities after any four (4) week period of inactivity; and
  - 5.3.d Any other terms and conditions deemed appropriate and imposed by the Officer.
- 5.4 Notwithstanding Sections 5.2 and 5.3, a Good Forestry Practices Permit may be issued where an exclusion provision under the *Professional Foresters Act* 2000, c.18, as amended, applies and a qualified member of the Ontario Professional Foresters Association provides an opinion that the Harvesting of Trees is consistent with Good Forestry Practices.

## **6. PERMIT APPLICATION PROCESS**

- 6.1 Every Person who intends to Injure or Destroy Trees personally or through another Person, where a Permit to do so is required under this By-law, shall first complete and submit an application for a Permit in the form approved by the Region from time to time.

- 6.2 Applications for Permits will be processed only if:
- 6.2.a the appropriate application form, approved by the Region from time to time, has been completed in full, duly signed and submitted to the Officer;
  - 6.2.b the requirements that must be submitted with an application have been included; and
  - 6.2.c applications are in keeping with the general purpose and intent of this By-law.
- 6.3 A Permit application that does not meet the requirements of clauses 6.2.a, 6.2.b and 6.2.c will be returned to the applicant within 30 days.
- 6.4 A Permit may be:
- 6.4.a issued by the Officer to the Owner for a term of up to one (1) year from the date of issue and shall not be transferable; and,
  - 6.4.b may be renewed by the Officer for up to two (2) additional one (1) year terms contiguous with the expiry date of the original Permit and after a written request from the Owner for renewal is made to the Officer, who must be satisfied that there are reasonable grounds for the renewal.
- 6.5 In addition to those terms and conditions listed in section 5.3, the Officer may impose conditions to a Permit that relate to, but which are not restricted to:
- 6.5.a the manner and timing in which Harvesting, Injuring or Destruction is to occur;
  - 6.5.b the species, size, number and location of Trees to be Injured or Destroyed, or to be planted;
  - 6.5.c the marking of Trees to be cut with paint;
  - 6.5.d the qualifications of Persons authorized to Injure or Destroy Trees;
  - 6.5.e the submission of additional information required before the Permit becomes effective;

- 6.5.f measures to be implemented to mitigate the direct and indirect effects of the Injuring or Destruction on Sensitive Natural Areas; and
- 6.5.g a follow-up fuelwood (firewood) harvest.
- 6.7 When denying a Permit, the Officer will notify the applicant in writing by registered mail. The Officer shall provide written reasons for their decision to the applicant.
- 6.8 A Permit issued under the By-law does not relieve the Owner of any other applicable property boundary, municipal, provincial, or federal by-laws, regulations or requirements.
- 7. **APPEALS TO REGIONAL COUNCIL**
- 7.1 An application for a Permit under this By-law may be appealed to Regional Council if:
  - 7.1.a the Officer refuses to issue a Permit; such an appeal must be made within 30 days after the refusal; or
  - 7.1.b if the applicant objects to a condition in the Permit; such an appeal must be made within 30 days after the issuance of the Permit.
- 7.2 A request by an applicant for a hearing shall be made in writing and filed with the Regional Clerk.
- 7.3 Regional Council shall hold a hearing on the issue and shall give the applicant an opportunity to make representations at the hearing. The Regional Clerk shall mail a notice of hearing to the applicant at least seven (7) days before the hearing.
- 7.4 Regional Council may:
  - 7.4.a Uphold the decision of the Officer;
  - 7.4.b Vary any condition on a Permit; or
  - 7.4.c Issue a Permit with conditions as Regional Council considers appropriate.
- 7.5 Regional Council will provide reasons for its decision. The decision of the Regional Council is final.

**8. ORDERS TO DISCONTINUE ACTIVITY**

8.1 Where an Officer is satisfied that a contravention of this By-law has occurred, the Officer may make an Order requiring the Person who contravened the By-law or who caused or permitted the Injuring or Destruction of Trees in contravention of the By-law to stop the Injuring or Destruction of Trees. The Order shall set out:

8.1.a the municipal address or the legal description of the land;

8.1.b reasonable particulars of the contravention; and

8.1.c the period within which there must be compliance with the Order.

8.2 An Order issued under this By-law may be served personally or by registered mail to the last known address of:

8.2.a the Owner of the Woodland; and

8.2.b the person identified as Injuring or Destroying Trees.

8.3 Where service of an Order is made by registered mail, service shall be deemed to have been served on the fifth day after the date the Order is mailed.

8.4 Where service cannot be carried out under subsection 8.2, the Officer shall place a placard containing the terms of the Order in a conspicuous place on the affected lands. The placing of the placard shall be deemed to be sufficient service of the Order on the Person to whom the Order is directed. The placard shall not be removed without the approval of the Officer.

**9. WORK ORDERS**

9.1 Where an Officer believes that a contravention of this By-law has occurred, the Officer may issue an Order requiring the Person to rehabilitate the land or Woodlands, or to plant or replant Trees.

9.2 The Order shall set out:

9.2.a the name and the Owner and the municipal address or the legal description of the land;

- 9.2.b reasonable particulars of the contravention;
  - 9.2.c the work to be done and the date by which the work must be done;
  - 9.2.d a statement that if the work is not done in compliance with the Order within a specified time period, the Region may have the work done at the expense of the Owner; and
  - 9.2.e contact information of the Officer.
- 9.3 The Order may be served in accordance with the service provisions contained in section 8.
- 10. PENALTY**
- 10.1 Any Person who contravenes any provision of this By-law, or an Order issued under this By-law is guilty of an offence and is liable:
- 10.1.a on first conviction, to a fine of not more than \$10,000 or \$1,000 per Tree, whichever is greater; on any subsequent conviction for the same offence, to a fine of not more than \$25,000 or \$2,500 per Tree, whichever is greater; and,
  - 10.1.b on conviction for a continuing offence, to a fine of not less than \$100 and not more than \$10,000 for each day or part of a day that the offence continues. The total of the daily fines may exceed \$100,000.
- 10.2 Despite subsection 10.1, where the Person convicted is a corporation:
- 10.2.a the maximum fines in clause 10.1.a are \$50,000 or \$5,000 per Tree; and
  - 10.2.b the maximum fines in clause 10.1.b are \$100,000 or \$10,000 per Tree.
- 10.3 If a Person is convicted of an offence for contravening this By-law or an Order is issued under this By-law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may order the Person to rehabilitate the land or to plant or replant Trees in such a manner

and within such period as the court considers appropriate, including any silvicultural treatment necessary to re-establish the Trees.

- 10.4 If an Order has been issued under this By-law or by the court, and the order has not been complied with, the contravention of the Order shall be deemed to be a continuing offence for each day or part of the day that the Order is not complied with.
- 10.5 The destruction of two or more Trees without or in contravention of a Permit shall be deemed to be a “multiple offence” as provided in the *Municipal Act* and shall be subject to the per tree penalties prescribed in section 10.1 and 10.2.

## **11. ENFORCEMENT**

- 11.1 The provisions of this By-law may be enforced by an Officer.
- 11.2 An Officer or any person authorized by an Officer may, at any reasonable time, enter upon and inspect any land for the purposes of enforcing this By-law, determining compliance with this By-law, determining compliance with terms and conditions of a Permit issued under this By-law, determining compliance with an Order issued under this By-law or laying charges under this By-law.
- 11.3 An Officer exercising a power may be accompanied by a Person under his or her direction.
- 11.4 Any Person who obstructs or interferes with an Officer, or any Person or agent authorized by an Officer, in the discharge of his or her duties under this By-law, shall be considered in violation of this By-law.
- 11.5 Any Person who provides false information to an Officer shall be deemed to have obstructed or interfered with the Officer in the execution of their duties.

## **12. ADMINISTRATION**

- 12.1 If any section or part of this By-law is found by any court of competent jurisdiction to be illegal or beyond the power of Regional Council to enact, such section or part shall be deemed to be severable and all other sections or parts of this By-law shall be deemed to be separate and independent therefrom and to be enacted as such.

- 12.2 The short title of this By-law is the “Woodland Conservation By-law”.
- 12.3 By-law 2020-79 of the Regional Municipality of Niagara and all amendments thereto, are hereby repealed.
- 12.4 Despite subsection 12.3, By-law 2020-79, as amended, shall continue to apply to:
- 12.4.a proceedings in respect of offences that occurred before its repeal;  
and,
  - 12.4.b permits in compliance with By-law 2020-79, which were  
approved prior to its repeal.
- 12.5 That this By-law shall come into force and effect on the day upon which it is passed.

THE REGIONAL MUNICIPALITY OF NIAGARA

---

James Bradley, Regional Chair

---

Ann-Marie Norio, Regional Clerk

Passed: <date>

**Appendix 3.** Table summarizing proposed Woodland by-law updates and the reason for their consideration. The primary reason for updates is driven by changes in the updated Regional Official Plan and/or changes to municipal planning responsibilities due to Planning Act changes, with further minor refinements to other areas recommended by Regional staff.

By-law Section	Description of Update	Reason for Update			
		Official Plan Transition	PPS (2024) Conformity	Niagara Official Plan (2022) Conformity	Other Staff Recommended Changes
Preamble	WHEREAS Statement Updates	Yes	No	No	No
1.1	Agricultural Use Definition Update	No	Yes	No	No
1.14	Move Normal Farm Practice Definition to Section 4	No	No	No	Yes
1.26.a	Sensitive Natural Area Definition Update	Yes	No	Yes	No
4.15	Agricultural Exemptions Update	Yes	No	No	Yes
4.16	Standalone Normal Farm Practice Exemption addition	No	No	No	Yes
9.4, 9.5	Removal of Failure to Comply with Work Order and Cost Recovery Clause	No	No	No	Yes



## **Memorandum**

**PDS-C 4-2025**

**Subject:** Public Member Appointments to the Diversity, Equity and Inclusion Advisory Committee

**Date:** May 7, 2025

**To:** Planning and Economic Development Committee

**From:** Ann-Marie Norio, Regional Clerk

---

As a result of recent resignations from the Committee, Regional staff have undertaken a recruitment process to replace four vacant public member positions on the Diversity, Equity and Inclusion Advisory Committee (DEIAC) for the remainder of this term of Council.

An application form to solicit interested members of the public to participate on the DEIAC was available on Niagara Region's website from February 11 to February 28, 2025. Advertisements were posted on social media and shared with various community partners in order to provide extensive outreach to ensure a diverse membership of public members with lived experiences and/or relevant skills. Nine applications were received in total.

Staff have reviewed the applications received and the recommended candidates for appointment to the DEIAC are contained in Confidential Appendix 1 to this memorandum.

Respectfully submitted and signed by

---

Ann-Marie Norio  
Regional Clerk

# Economic Update

Planning and Economic Development Committee

ED 4-2025

Wednesday May 7, 2025

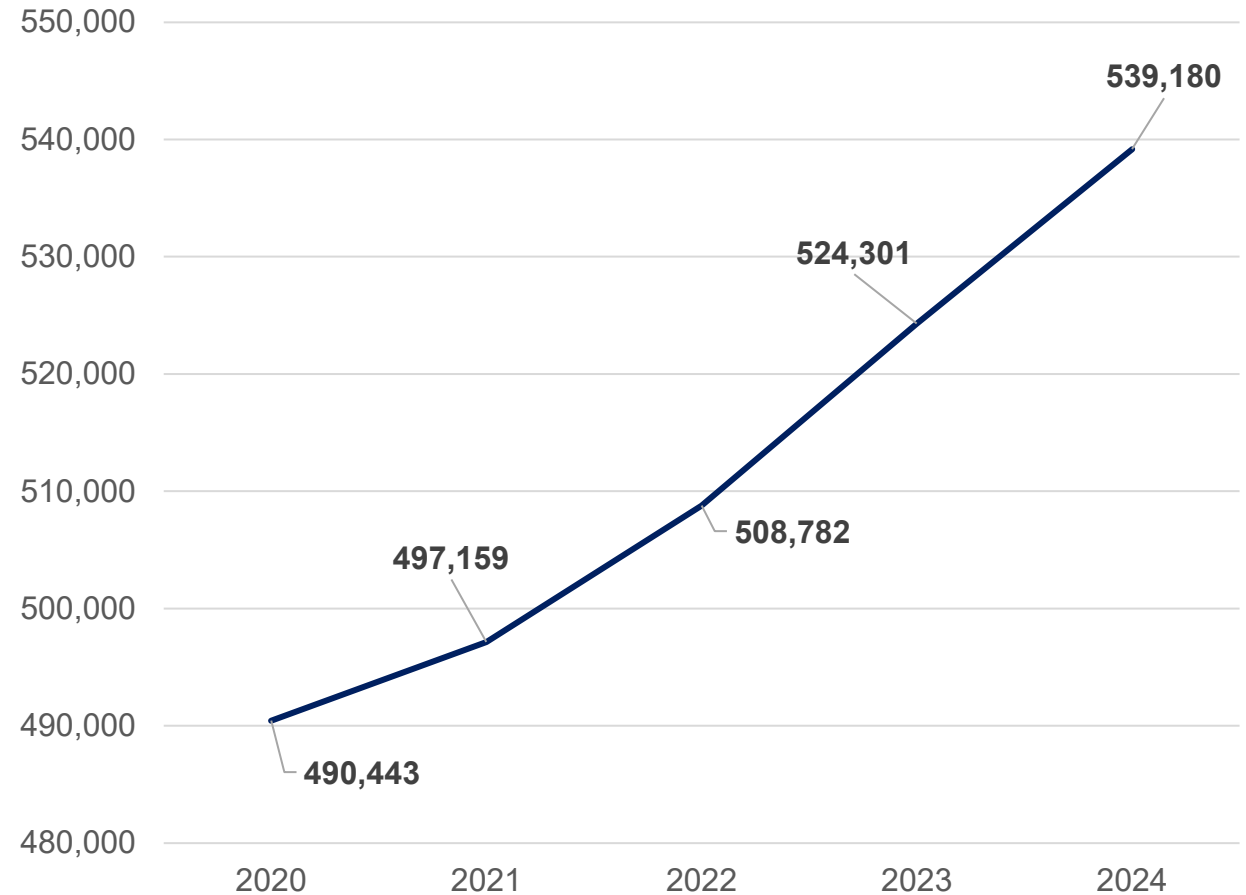
Blake Landry, Ec.D., Manager, Economic Research and Analysis

# Niagara Economic Update

PLANNING AND ECONOMIC DEVELOPMENT  
COMMITTEE

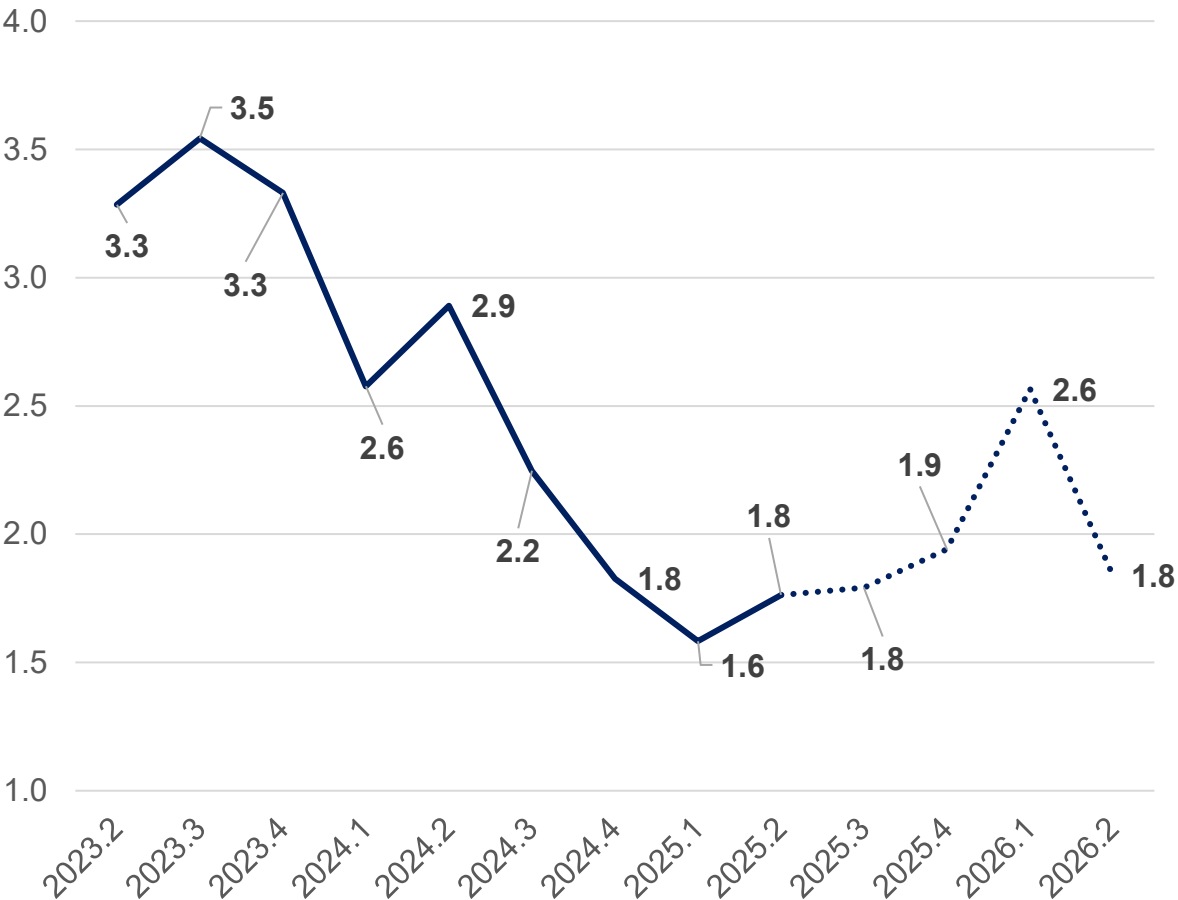
May 7, 2025

# Population



Source: Statistics Canada

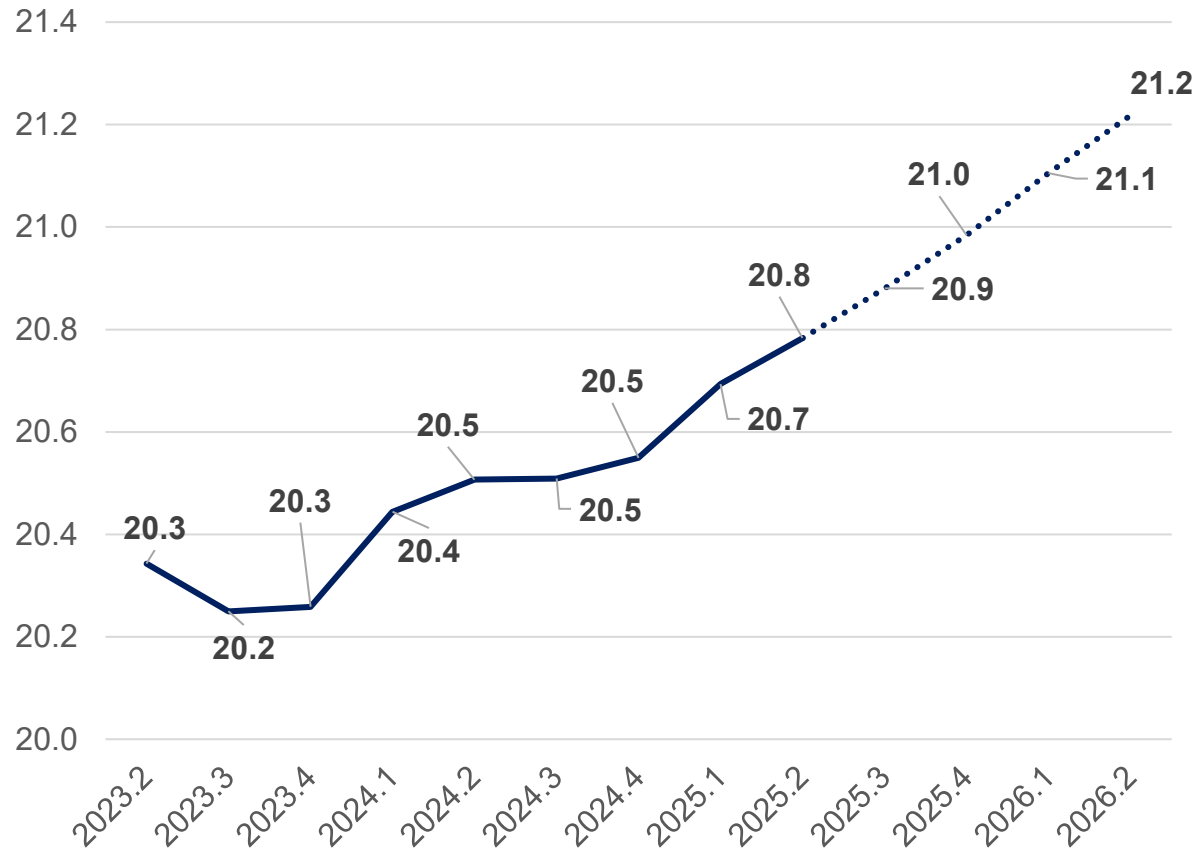
# Consumer Price Index (%)



Source: The Conference Board of Canada



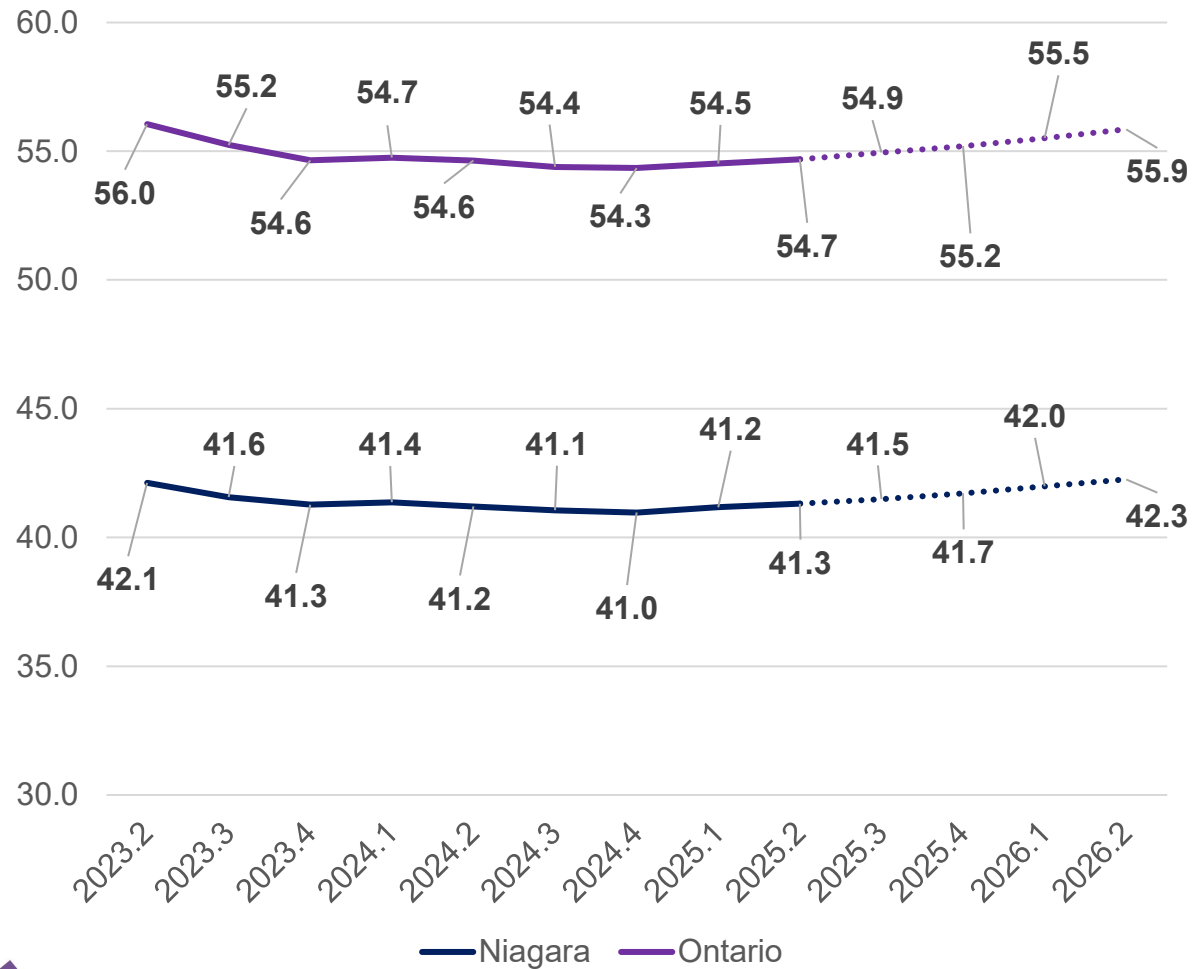
# Gross Domestic Product (2017 \$ Billions)



Source: The Conference Board of Canada



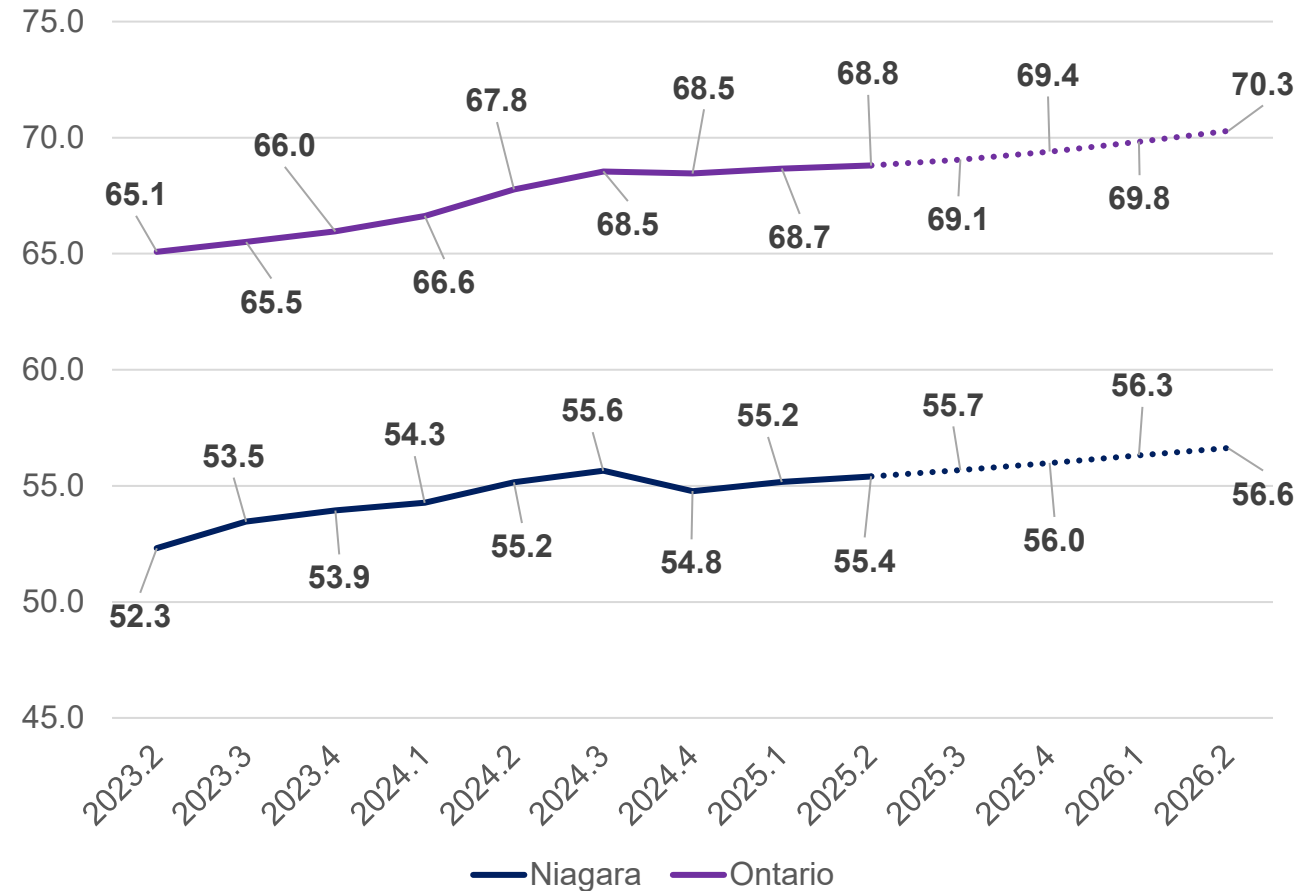
# GDP Per Capita (2017 \$ Thousands)



Source: The Conference Board of Canada



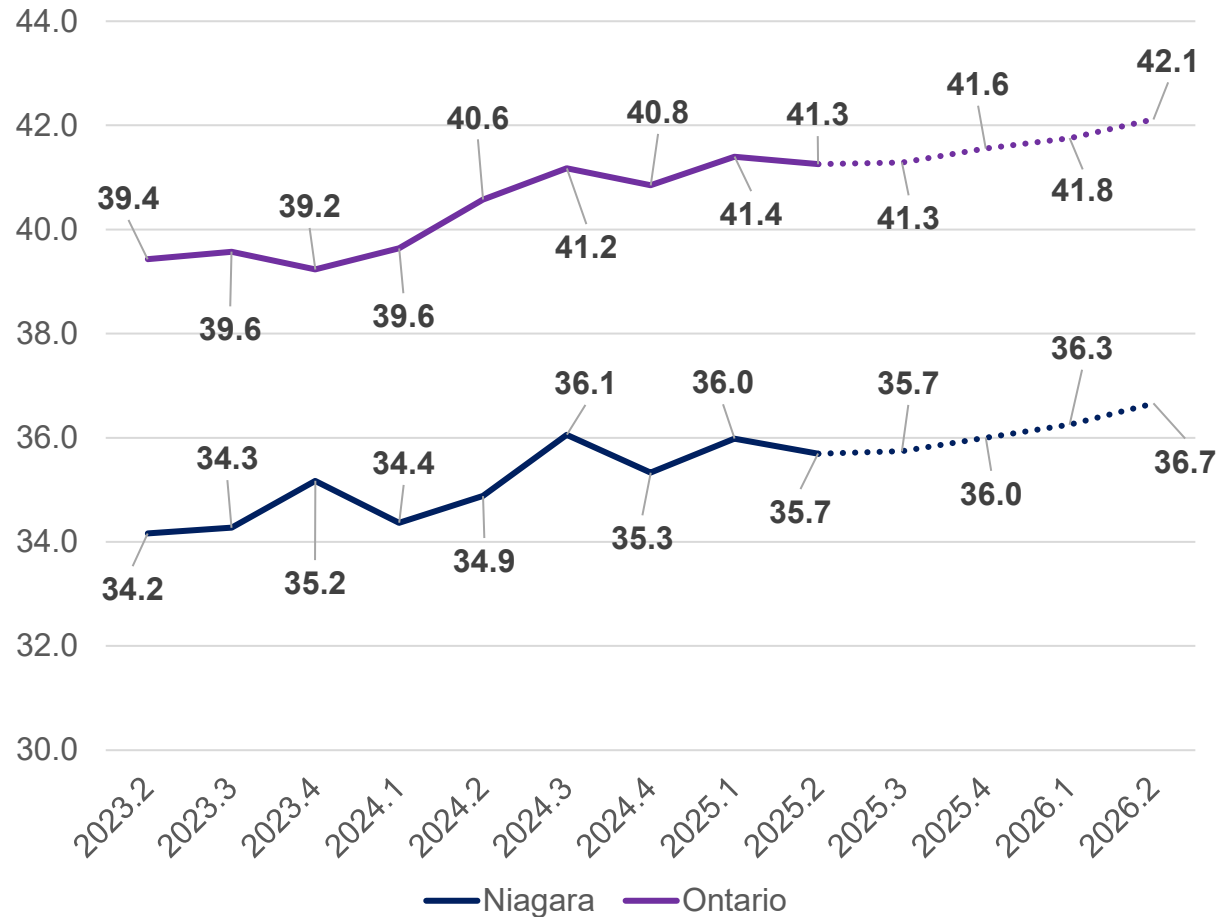
# Wages and Salaries (\$ Thousands)



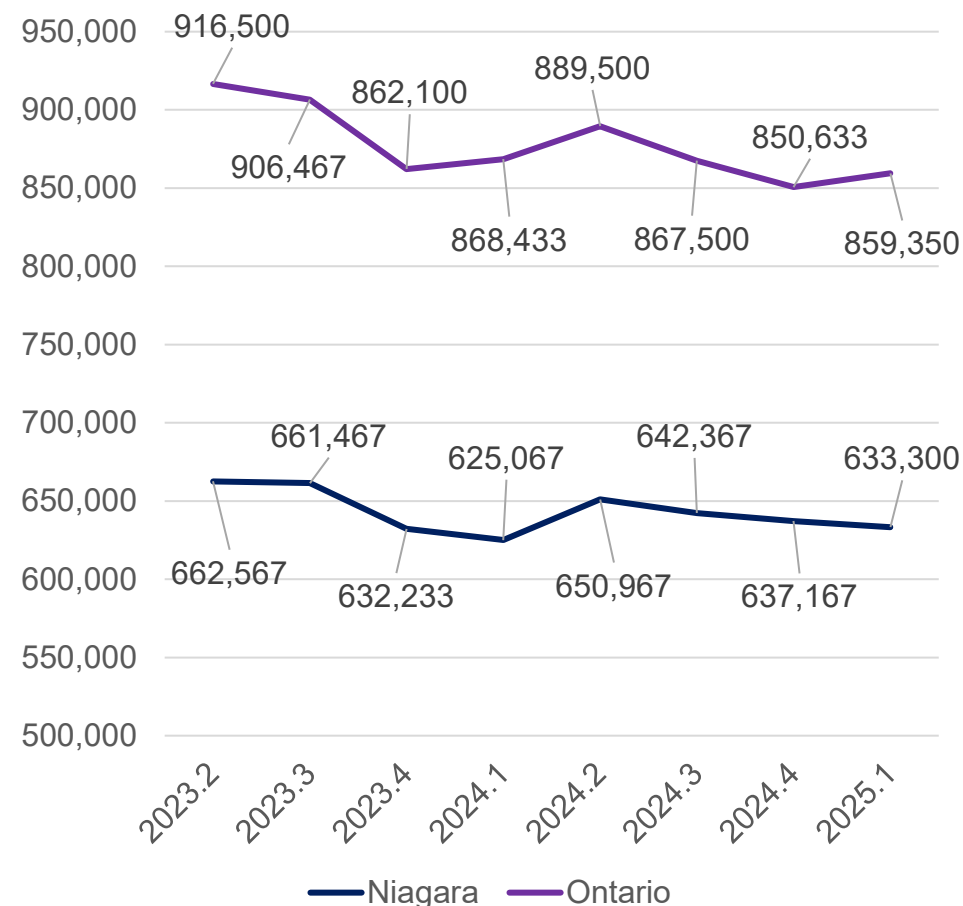
Source: The Conference Board of Canada



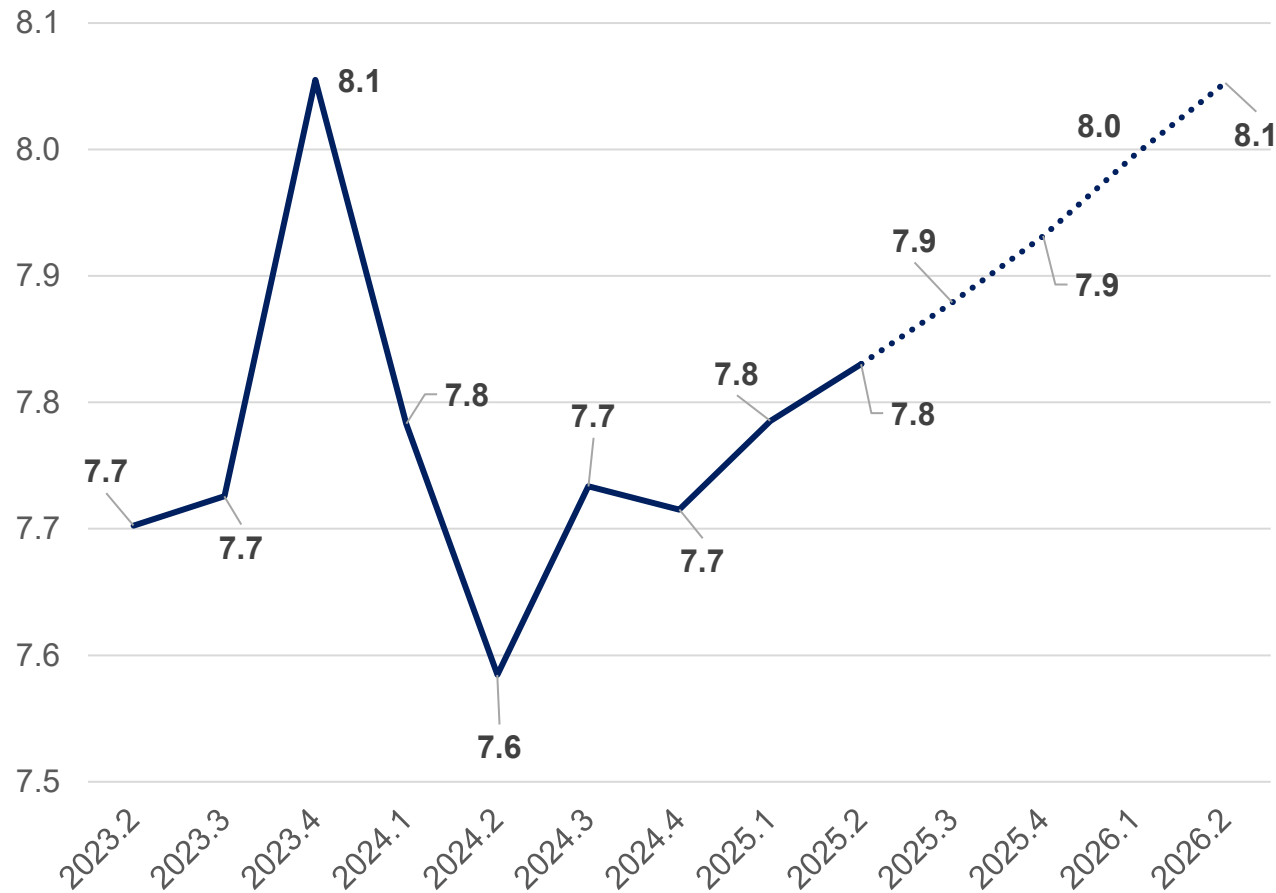
# Household Disposable Income Per Capita (\$ Thousands)



# Housing Prices (HPI \$ Thousands)



# Retail Sales (\$ Billions)

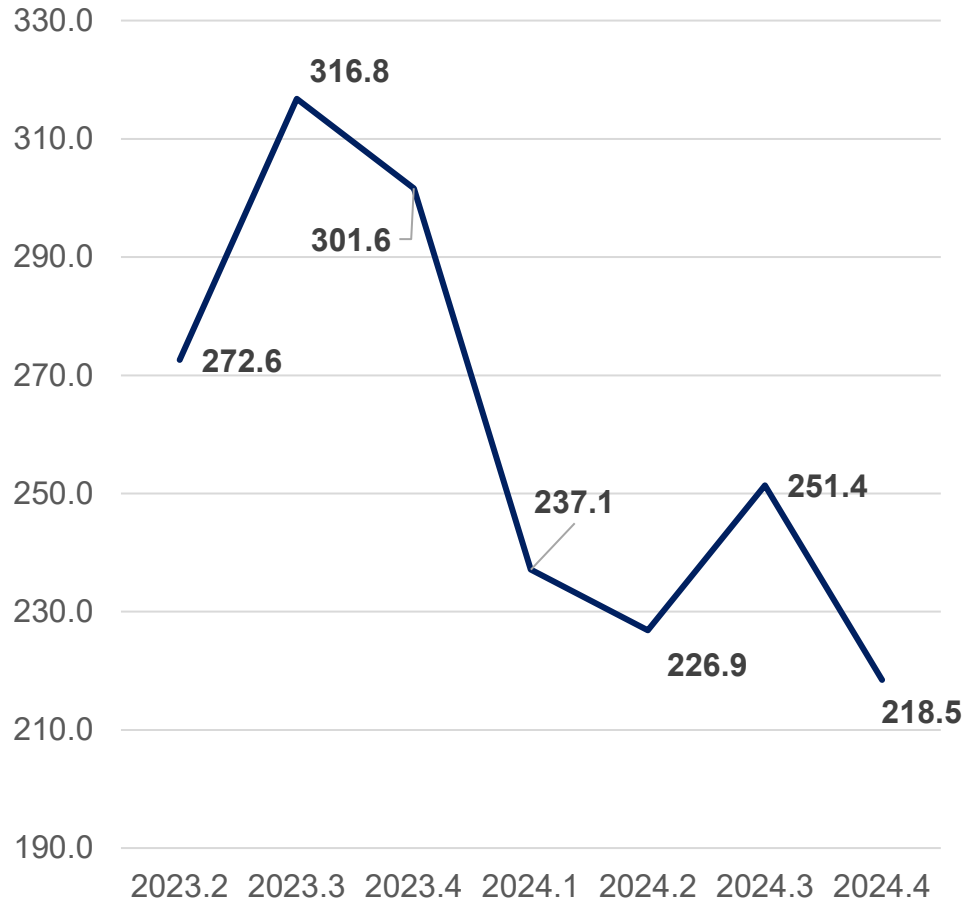


Source: The Conference Board of Canada



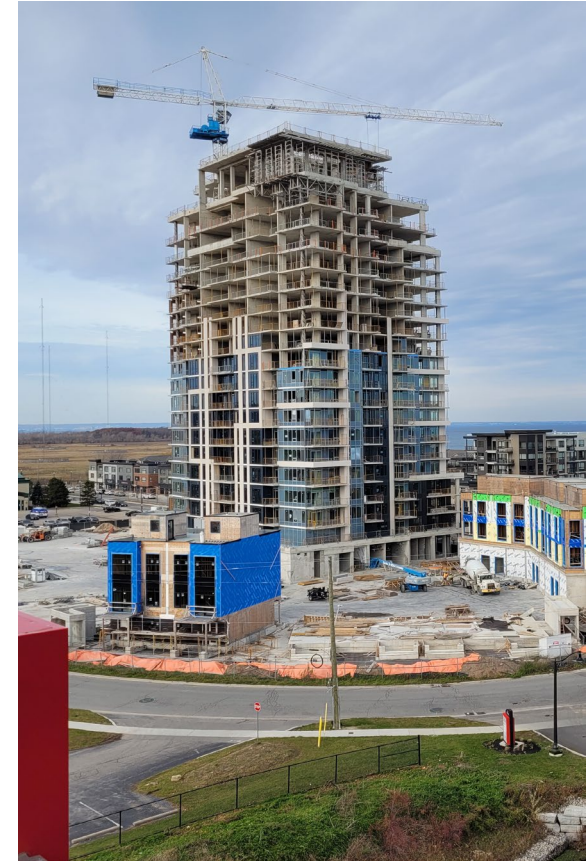


# Construction Investment, Residential (\$ Millions)

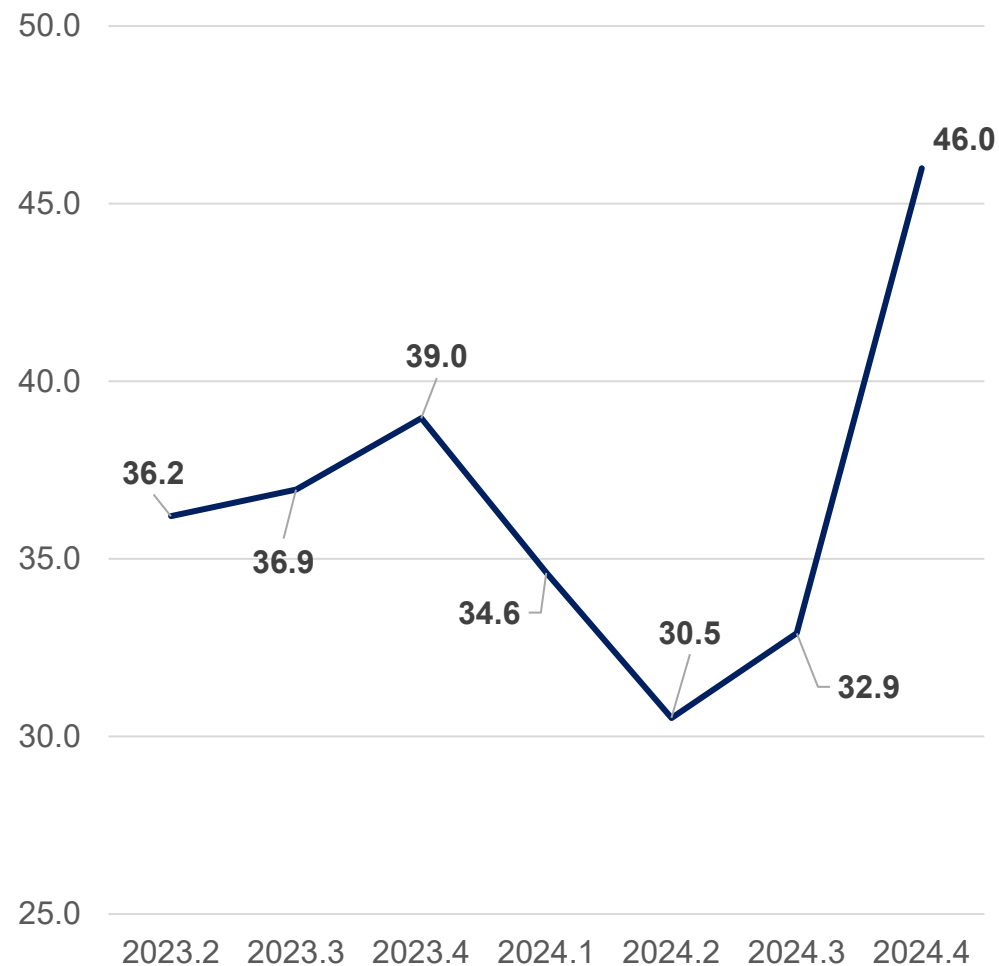


Source: Statistics Canada

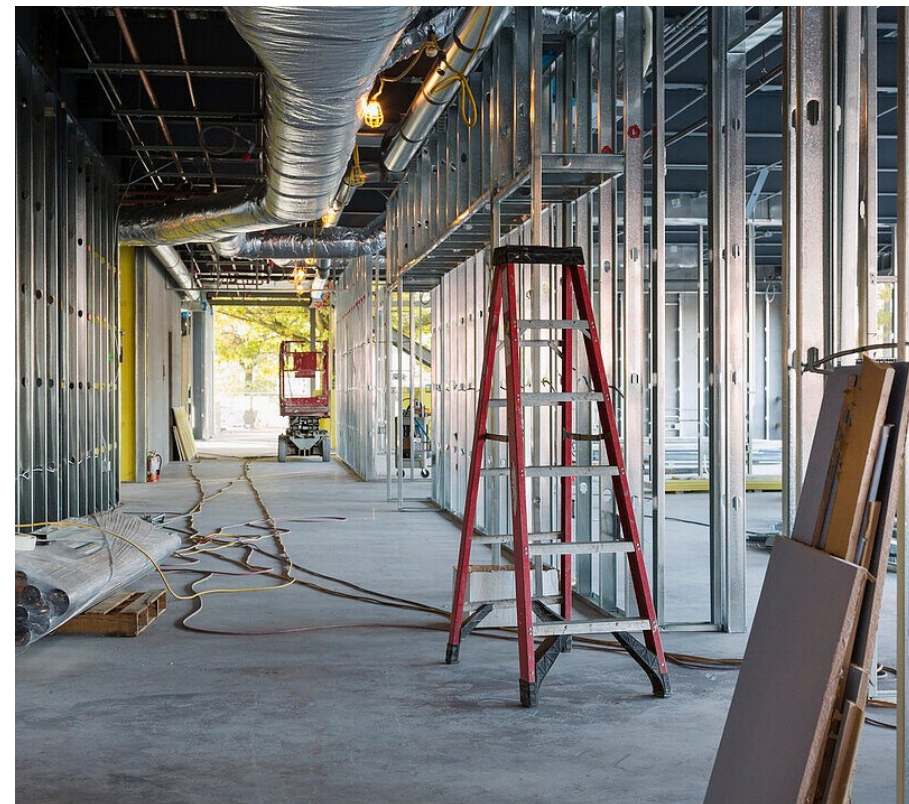
60



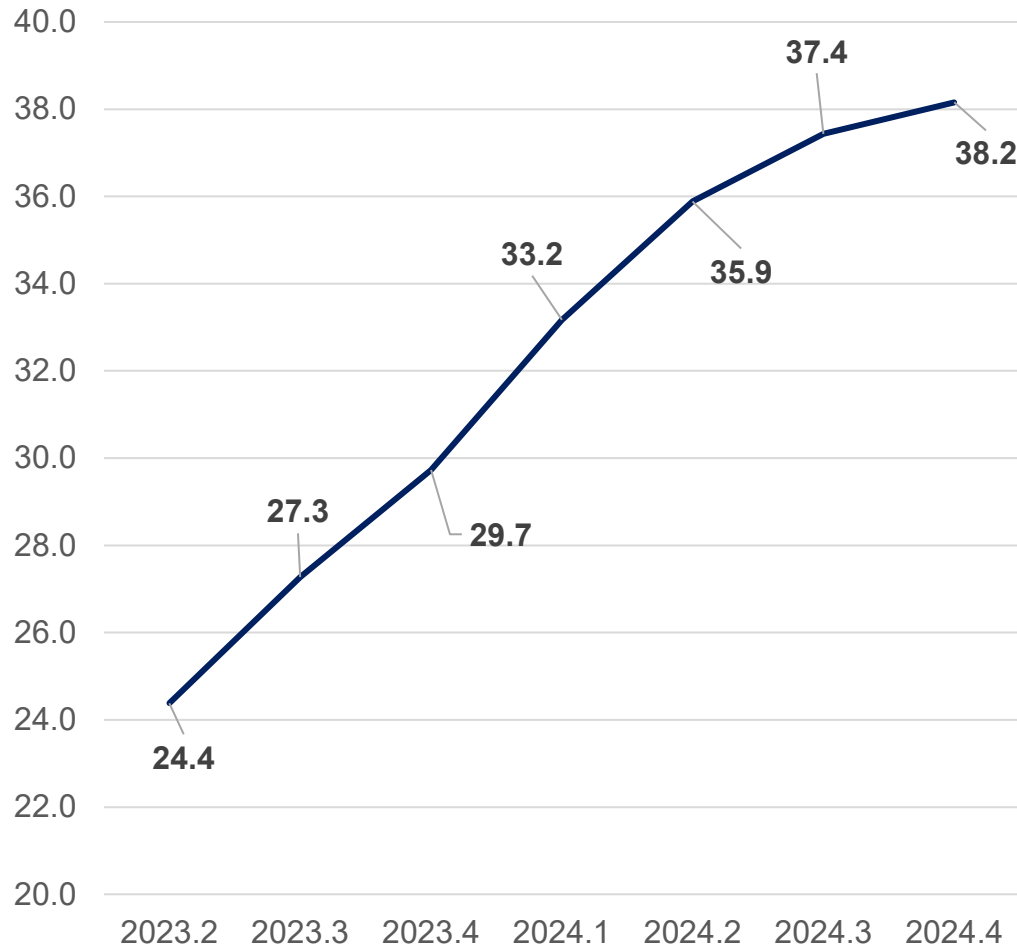
# Construction Investment, Commercial (\$ Millions)



Source: Statistics Canada



# Construction Investment, Industrial (\$ Millions)

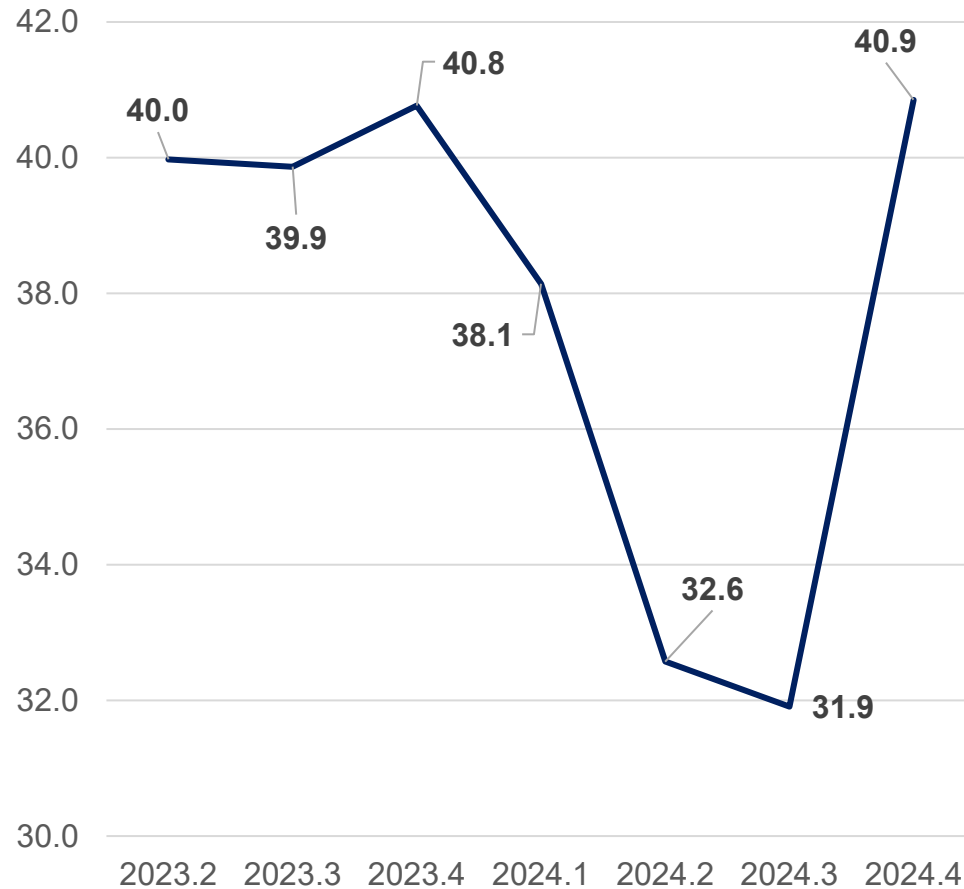


Source: Statistics Canada





# Investment In Construction, Institutional (\$ Millions)

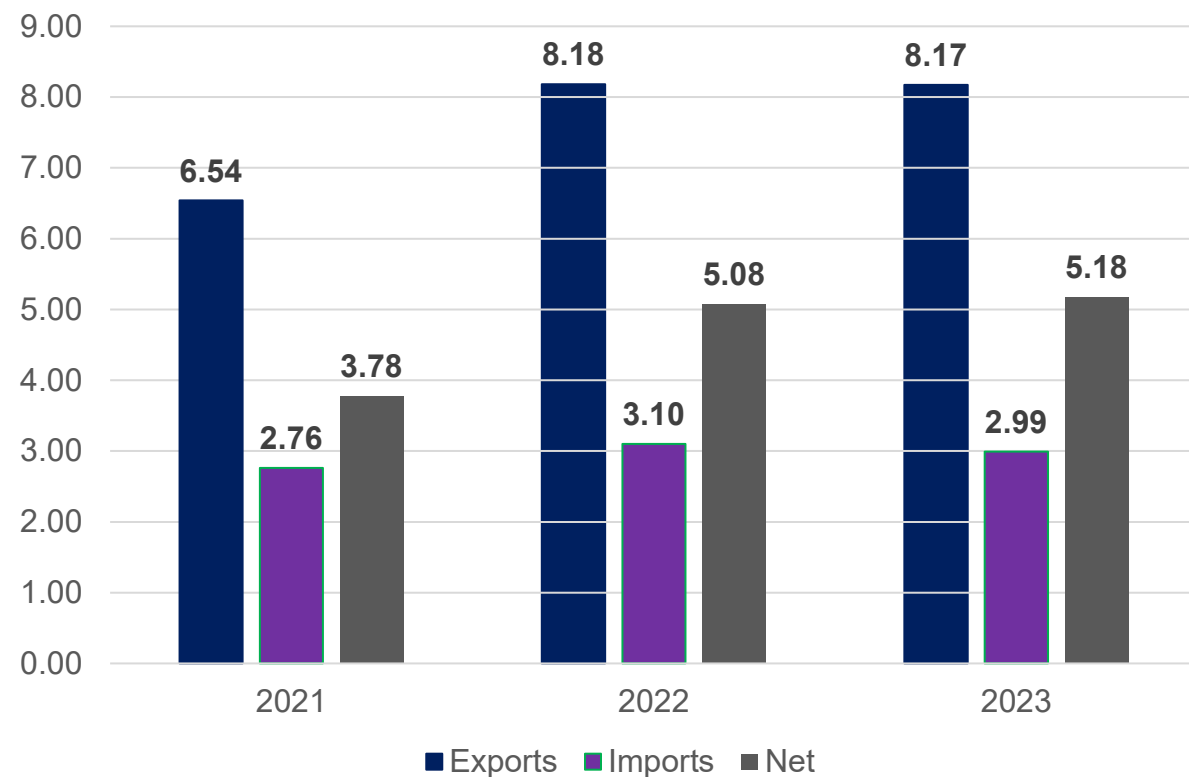


Source: Statistics Canada





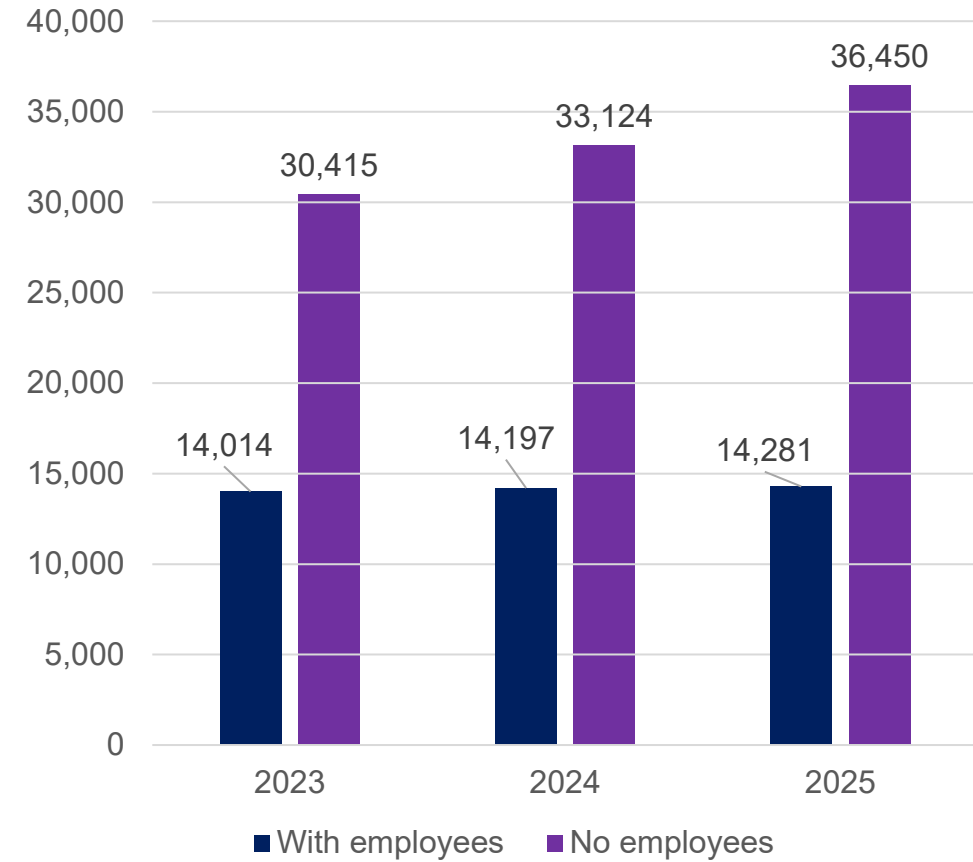
# International Trade (\$ Billions)



Source: Statistics Canada

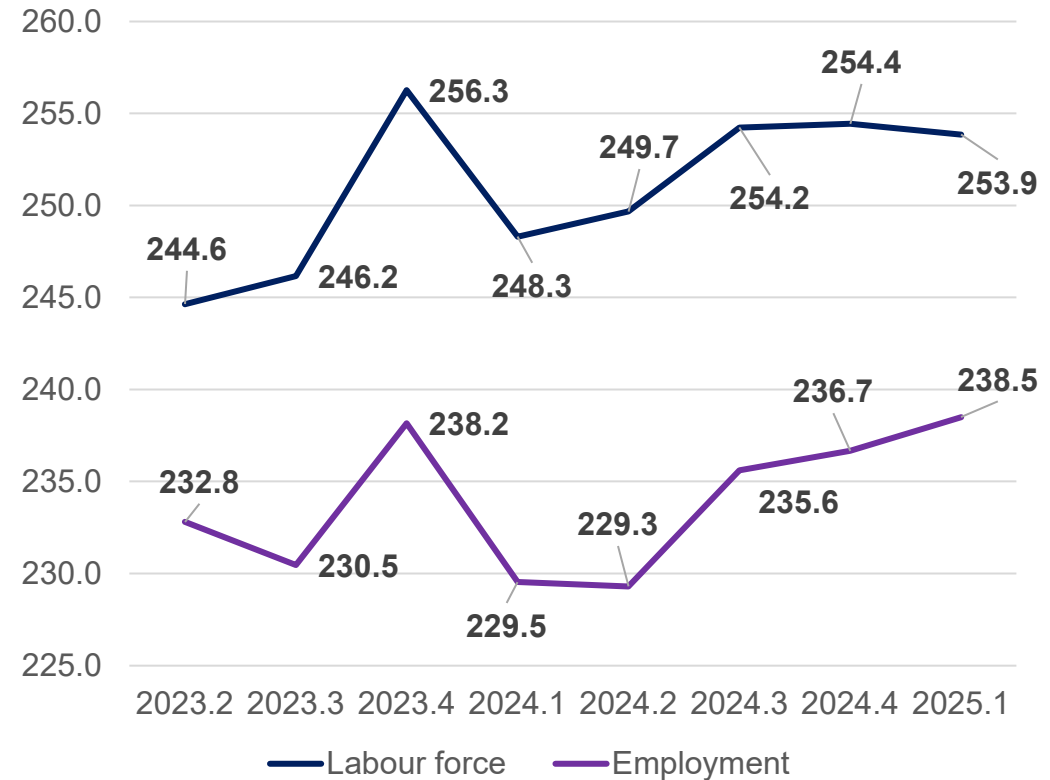


# Business Counts



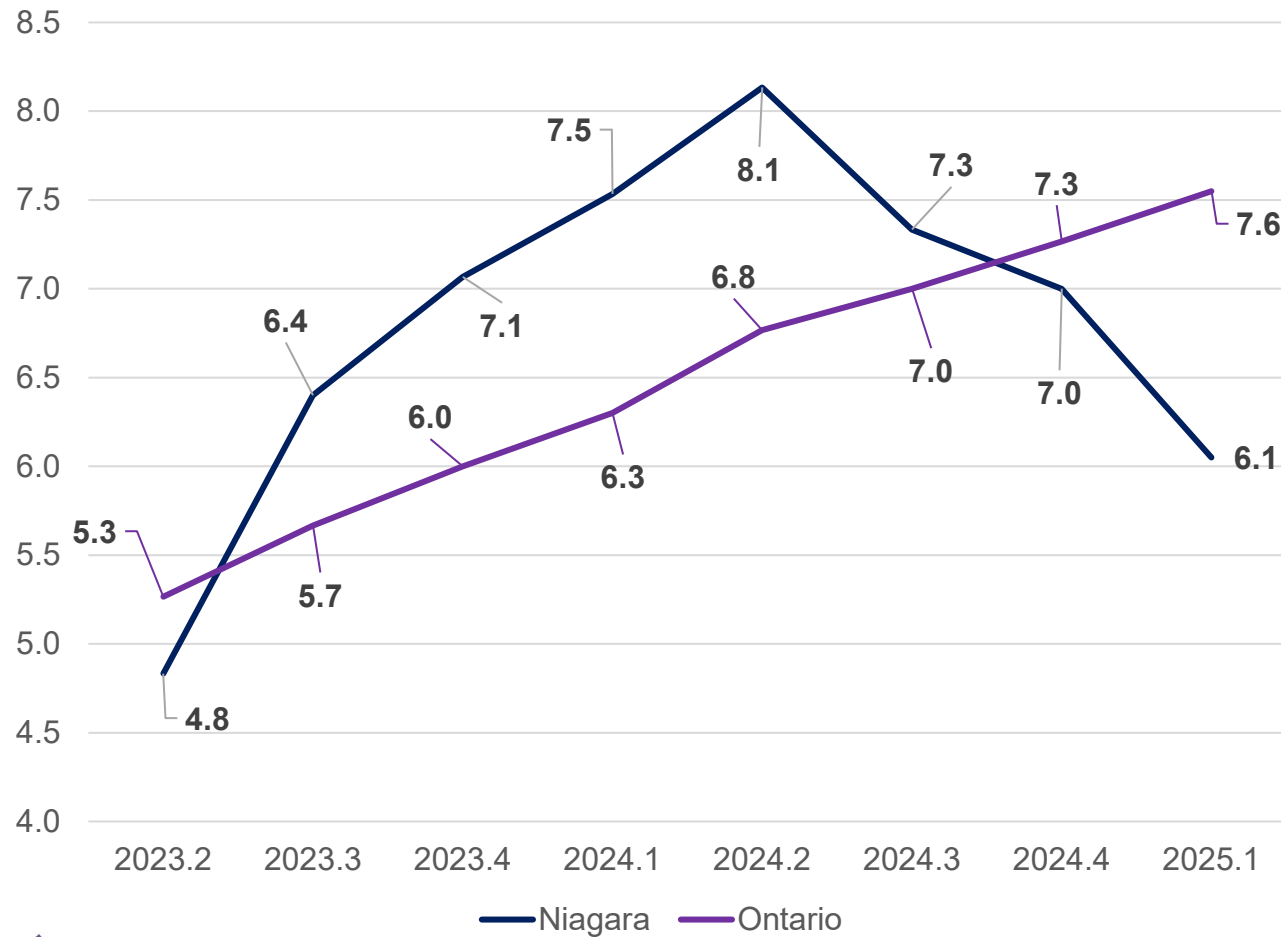
Source: Statistics Canada

# Labour Force and Employment (Thousands)

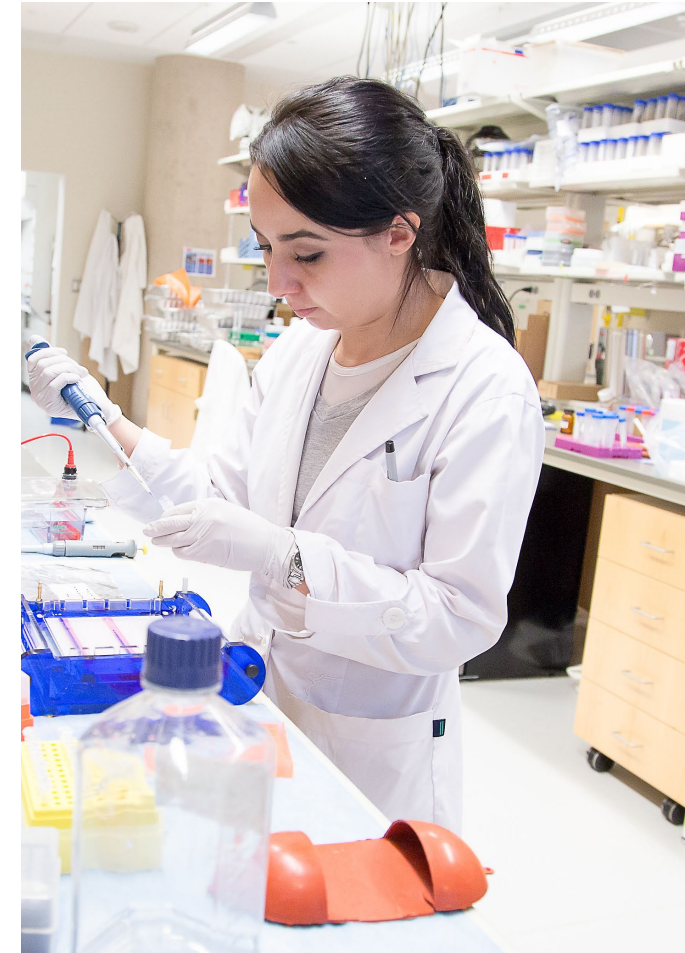


Source: Statistics Canada

# Unemployment Rate (%)

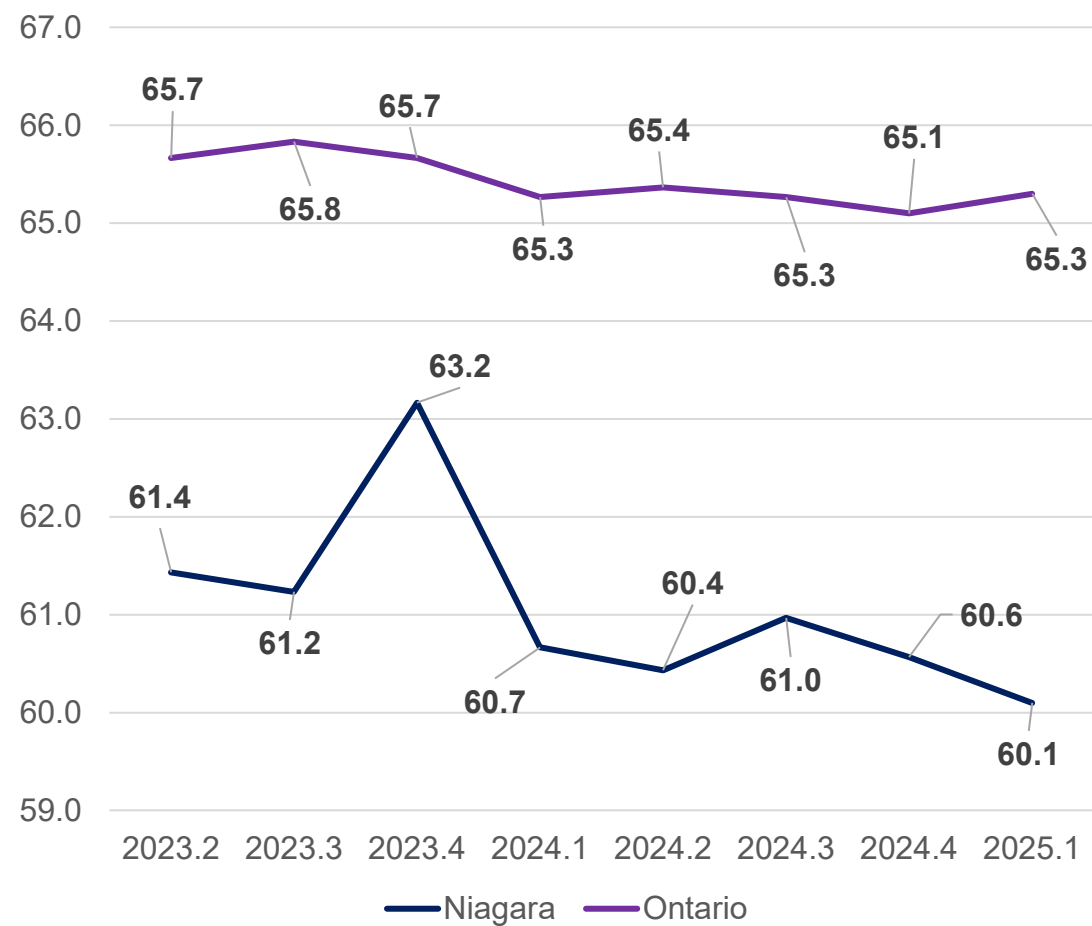


Source: Statistics Canada





# Participation Rate (%)



Source: Statistics Canada



# Thank You

Blake Landry, Ec.D.

Manager, Economic Research & Analysis

Economic Development

Niagara Region

[Blake.Landry@niagararegion.ca](mailto:Blake.Landry@niagararegion.ca)

---

**Subject:** Niagara Economic Update

**Report to:** Planning and Economic Development Committee

**Report date:** Wednesday, May 7, 2025

---

## **Recommendations**

1. That Report ED 4-2025 **BE RECEIVED** for information.

## **Key Facts**

- The purpose of this report is to provide the Planning and Economic Development Committee with an update on the regional economy.
- Niagara's economy has slowed in recent years, primarily due to higher interest rates aimed at controlling inflation. With inflation now under control, Niagara was poised for economic growth. However, the potential tariffs from the US present a significant threat to future growth prospects.
- If the US proceeds with the current proposed tariffs and Canada maintains and implements further countermeasures, the Canadian economy could shrink by 5.4%, with 160,000 job losses by Q2 2025. Conversely, if US tariffs and Canadian countermeasures are lifted, the Canadian economy could grow by 3.9% by Q3 2025. Niagara would be disproportionately affected given a strong reliance on the US market.

## **Financial Considerations**

The activities described in this report are accommodated within the Council approved 2025 Economic Development operating budget.

## **Analysis**

Economic growth in Niagara has slowed considerably over the past two years, primarily due to a significant increase in interest rates by the Bank of Canada aimed at managing high inflation. While this measure successfully reduced inflation, Niagara was well poised for continued growth. However, other external challenges have emerged, including tariffs imposed by the United States, which threaten both national and regional economic stability.

It is important to note that the data and projections in this report reflect the economic situation as of March 7, 2025, when the data was published. Given the fluid nature of the tariff situation, these projections are likely to change.

The Conference Board of Canada (CBoC) has recently reported that if the tariffs and countermeasures remain in place, the Canadian economy could shrink by 5.4% on an annualized basis, with 160,000 potential job losses in Q2 2025 alone. Conversely, if the tariffs and countermeasures are removed by Q3 2025, a 3.9% economic expansion and increased hiring could be expected. Given Niagara's heavy reliance on cross-border trade, the region's economy is likely to feel these impacts acutely.

This report provides an in-depth analysis of key economic indicators for Niagara, with comparisons to Ontario as a whole.

## **Population**

Post-census population data shows that Niagara continues to grow at a fast pace. The population of Niagara reached 539,180 in 2024, marking a 10% increase compared to 2020. In comparison, Canada's population grew by 8.6%, and Ontario's population grew by 9.2% during the same period.

## **Consumer Price Index (CPI)**

The CPI is a widely used measure of inflation. The Bank of Canada aims to keep inflation at the 2% midpoint of a 1% to 3% control range. Regional CPI has trended downward over the past two years, from 3.3% in Q2 2023 to 1.8% in Q2 2025. The CBoC predicts that regional inflation will rise to 2.6% by Q1 2026 before decreasing again in Q2 2026.

## **Gross Domestic Product (GDP)**

Real GDP represents the total value of all goods and services produced in an economy, adjusted for inflation. A sustainable real GDP growth rate for an advanced economy is typically 2% to 3% per year. Both Niagara and Ontario have experienced relatively low real GDP growth over the past two years. Niagara's GDP growth was 0.8% from Q2 2023 to Q2 2024 and 1.3% from Q2 2024 to Q1 2025. Meanwhile, Ontario's GDP growth was 1.0% from Q2 2023 to Q2 2024 and 1.3% from Q2 2024 to Q2 2025.

GDP per capita, calculated by dividing total GDP by the population, is a commonly used indicator of economic productivity. Niagara has underperformed Ontario, with a GDP

per capita of \$41,309 compared to \$54,690 as of Q2 2025. From Q2 2023 to Q2 2025, Niagara's GDP per capita grew by 1.9%, compared to 2.5% for Ontario. However, the CBoC predicts that Niagara's GDP per capita will grow at 2.3%, compared to 2.1% for Ontario from Q2 2025 to Q2 2026.

## **Wages and Salaries**

Wages and salaries per employee measure the average compensation (in the form of wages and salaries) received by employees. Niagara has lagged behind Ontario in this indicator, with average wages and salaries of \$55,407 in Q2 2025 compared to \$68,799 in Ontario. From Q2 2023 to Q2 2025, Niagara's average wages and salaries increased by 5.9%, slightly higher than Ontario's 5.7%. The CBoC also predicts that Niagara will grow at the same rate as Ontario, at 2.2% by Q2 2026, so it will continue to lag Ontario.

## **Income**

Household disposable income per capita measures the income remaining after taxes and other mandatory deductions. It is commonly used to assess purchasing power. Niagara's household disposable income per capita has lagged behind Ontario, at \$35,700 compared to \$41,255 in Q2 2025. From Q2 2023 to Q2 2025, household disposable income per capita grew by 4.5% for Niagara, compared to 4.6% for Ontario. The CBoC predicts that from Q2 2025 to Q2 2026, Niagara's growth will be 2.7%, compared to 2.1% for Ontario.

## **House Prices**

The House Price Index (HPI) is a tool that measures changes in the prices of residential properties over time. It is considered more stable than average or median prices because it accounts for factors such as property features and location, while also tracking changes in value. In Q1 2025, the HPI composite benchmark for Niagara was \$633,300, compared to \$859,350 for Ontario. The composite benchmark in Niagara grew by 1.3% from Q1 2024 to Q1 2025, while Ontario experienced a decline of 1.0%.

## **Retail Sales**

Retail sales measure the total revenue generated by retail stores, both physical and online, from selling goods and services to consumers over a specific period. Retail sales in Niagara reached \$7.83 billion in Q2 2025. From Q2 2023 to Q2 2025, retail sales in Niagara grew by 1.7%, compared to 2.3% for Ontario. The CBoC predicts that from Q2



2025 to Q2 2026, retail sales will grow by 2.8% in Niagara, with the same growth forecast for Ontario.

### **Investment In Building Construction**

Investment in building construction measures the total spending on construction activity by households, businesses, and governments, including both residential and non-residential building types, but excluding land value. Investment in residential building construction has been on a declining trend. In Q4 2024, investment in residential building construction totaled \$218.5 million, representing a 28% decrease from Q4 2023.

Investment in non-residential building construction was stronger compared to residential. Investment in industrial building construction reached \$38.2 million in Q4 2024, marking an increase of 28.4% over Q4 2023. Investment in commercial building construction was also strong, reaching \$46 million in Q4 2024, an increase of 18% over Q4 2023. Investment in institutional building construction remained stable, reaching \$40.1 million in Q4 2024, a slight decrease of 0.2% from Q4 2023.

### **International Trade**

International trade data such as import and export values, provides insights into Niagara's economic activity, trade relationships, and global competitiveness. Although 2024 will not be available until May 2025, international trade remained strong in Niagara throughout 2023. Total exports reached \$8.17 billion, while imports totaled \$2.99 billion, resulting in a net trade balance of \$5.18 billion. Although exports declined slightly by 0.1%, they remained historically high. During the same period, imports decreased by \$110.5 million, contributing to the region's solid net trade balance.

### **Business Counts**

Business counts data captures the number of businesses that have employees on payroll or businesses that have annual revenues greater than \$30,000. In 2025, the number of businesses in Niagara with employees reached 14,281 and businesses with no employees reached 36,450. This was growth of 84 businesses (5.9%) with employees and 3,326 businesses (10%) without employees.

## **Labour**

Labour indicators, including the labour force, employment, and unemployment rate for Niagara, were relatively strong in Q1 2025, while the participation rate remained stagnant. The labour force in Niagara reached 253,900, a 2.2% increase over Q1 2024, compared to 3.3% growth for Ontario. Employment in Niagara reached 238,500, a 4.0% increase, compared to 2.3% growth for Ontario.

In Q1 2025, Niagara's unemployment rate was 6.1%, a decrease of 1.5% from Q1 2024. In comparison, Ontario's unemployment rate was 7.6% in Q1 2025, a 1.3% increase from Q1 2024. Niagara's participation rate in Q1 2025 was 60.1%, a 0.6% decrease from Q1 2024, while Ontario's participation rate remained unchanged at 65.3%.

## **Conclusion**

In conclusion, while Niagara's economy has faced significant challenges over the past two years, including the impact of rising interest rates and now the threat of US tariffs, the region has shown economic resilience. The region's economic outlook remains highly sensitive to external factors, particularly the potential continuation of trade tensions with the US. As the situation evolves, Niagara's economy could see further contraction. Or, if the tariffs and counter tariff measures are resolved the region could return to more robust growth. Moving forward, it will be essential for policymakers and business leaders in Niagara to stay attuned to these dynamics in order to adapt and capitalize on emerging opportunities while mitigating risks.

## **Alternatives Reviewed**

All activities described in this report are key functions of Regional Economic Development and the tactics being used are consistent with accepted economic development practices.

## **Relationship to Council Strategic Priorities**

Tracking and reporting on key economic indicators for Niagara supports the Council Strategic Priority of a Prosperous Region.

## Other Pertinent Reports

- [ED 14-2024 Niagara Economic Update](https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=01fb28b8-34a0-4140-ab8b-8a70c5fa09ff&Agenda=Agenda&lang=English&Item=13&Tab=attachments)

(<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=01fb28b8-34a0-4140-ab8b-8a70c5fa09ff&Agenda=Agenda&lang=English&Item=13&Tab=attachments>)

---

### Prepared by:

Blake Landry, Ec.D.  
Manager, Economic Research and  
Analysis  
Economic Development

---

### Recommended by:

George Spezza, CEcD., Ec.D.  
Director  
Economic Development

---

### Submitted by:

Ron Tripp, P.Eng.  
Chief Administrative Officer

This report was prepared in consultation with Marco Marino, Associate Director,  
Economic Development.

## Appendices

None.

# Strategic Marketing Update

Planning and Economic Development Committee

ED 5-2025

Wednesday May 7, 2025

Katie Desharnais, Manager, Strategic Marketing

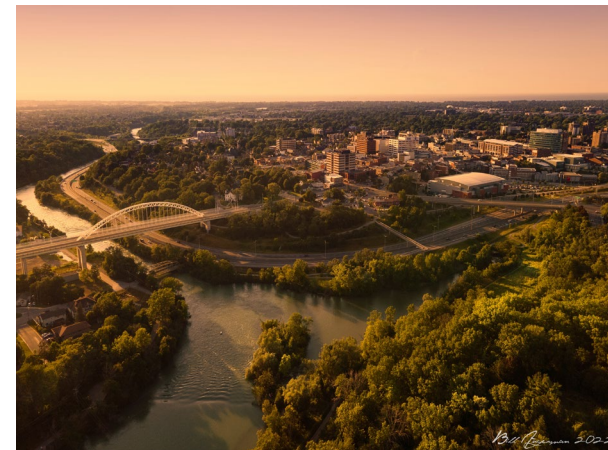
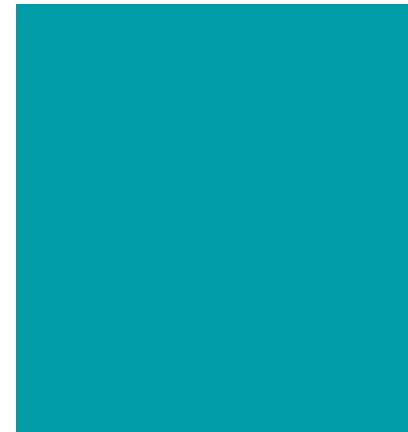
# Niagara Economic Strategic Marketing Update

Presented by Katie Desharnais

May 7, 2025

# Purpose

This presentation provides an update on the strategic marketing initiatives undertaken by Niagara Region Economic Development (NED), with a primary focus on international investment attraction. It also covers other efforts that support Niagara's business environment and growth.



# Discover Niagara: Invest, Inspire, Grow Video

- **Purpose:** Showcase Niagara's business potential, emphasizing infrastructure, skilled workforce, and key sectors (electric mobility, advanced manufacturing, agriculture).
- **Storyline:** Follows a business executive and family relocating to Niagara, highlighting their transition.
- **Production:** Captured over six months to represent Niagara year-round.
- **Target Audience:** Aimed at global business leaders, focusing on decision-making factors for senior executives.



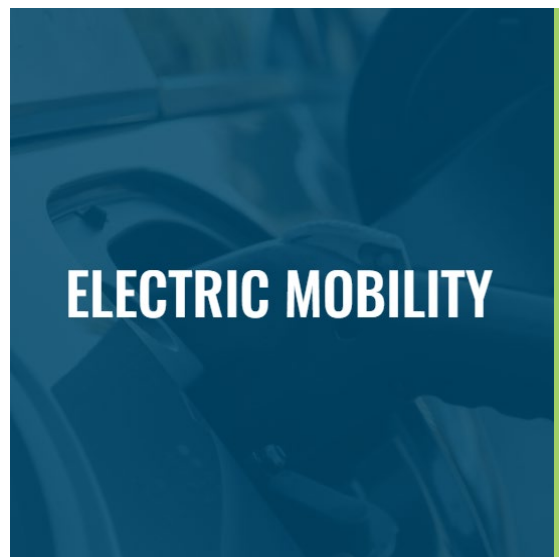
<https://vimeo.com/1068868957>



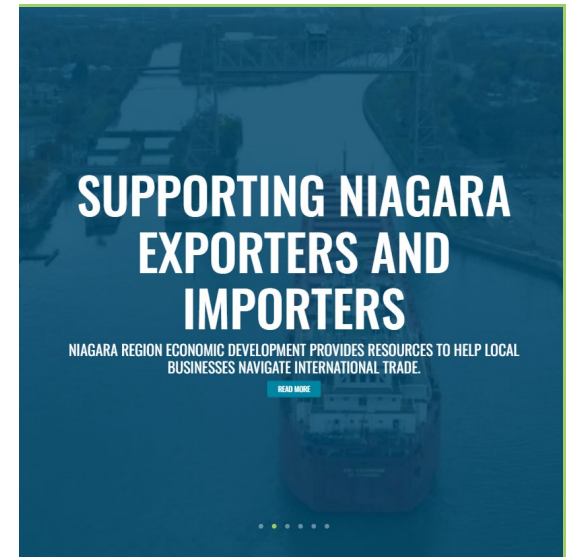
# New Landing Pages



An interactive tool for connecting investors with local businesses and opportunities in Niagara.



Highlights Niagara's role as a hub for electric vehicles and mobility industries, featuring key advantages and local initiatives.



Offers resources for businesses navigating tariffs and trade challenges, with information on relief programs.



# FOREIGN INTEREST BY COUNTRY

NIAGARACANADA.CA



## NIAGARACANADA.CA

- Page visits have increased by 43% YOY
- Page visits have increased 43% in the last 30 days
- Most popular page: Niagara Business Directory

# Shop, Support, Share Local Campaign

**Purpose:** Support local businesses and strengthen Niagara's economy by encouraging residents to engage with their community.

**Campaign Overview:** Launched on March 31 and runs for nine weeks. Targets Niagara residents to support businesses through purchases, reviews, and social media engagement.

**Advertising and Media Coverage:** Multi-platform campaign (social media, radio, print, digital). 85% of the spend focused on local media; 15% on social media. Rotating radio ads for each municipality ensure equal representation.

**Campaign Materials:** Stickers, window clings, and posters for businesses. Available digitally on Niagara Business Directory. Physical items can be picked up at Niagara Regional Headquarters and local municipal customer service desks.



# Film and Media Industry Support

- **Goal:** Position Niagara as a prime location for film and media production, attracting investment and supporting local businesses.
- **Cannes Film Festival:**
  - Niagara will be featured in **World of Locations magazine**, distributed globally at major film events, starting at the Cannes Film Festival.
  - The magazine will also be shared at **Venice, Toronto, Sundance, Berlin, Hong Kong, MIPCOM**, and more.
  - Niagara will also appear in a **Cannes-exclusive glossy magazine**, mailed to over 10,000 recipients and showcased at the festival.
  - Both promotions will drive traffic to Niagara's Film Production page on the Economic Development website, which streamlines site locators' access to the best contacts at local area municipalities.



# Sponsorship and Industry Engagement

- **Goal:** Support workforce development in the agri-food sector and foster the next generation of agricultural professionals.
- **Collaboration with OAFVC:**
  - NED partnered with the Ontario Agri-Food Venture Centre (OAFVC) to sponsor 54 students from Niagara College's School of Horticulture at a local conference.
  - The conference covered food processing, business expansion, and sustainable agricultural practices.
- **Agri-Food Workforce Development:**
  - This sponsorship reinforces NED's commitment to developing skilled professionals in the agri-food sector.
  - A one-page breakdown of Niagara's Agriculture Action Plan, "Grown in Niagara", outlines priorities and actions for growing the sector.



# QUESTIONS & CONTACT

**Katie Desharnais**

**Strategic Marketing Manager | Economic Development | Niagara Region |  
NiagaraCanada.com**

Katie.Desharnais@niagraregion.ca



**Subject:** Strategic Marketing Update

**Report to:** Planning and Economic Development Committee

**Report date:** Wednesday, May 7, 2025

---

## **Recommendations**

1. That Report ED 5-2025 **BE RECEIVED** for information.

## **Key Facts**

- The purpose of this report is to provide an update on the activities of Niagara Region Economic Development (NED) related to strategic marketing efforts to promote Niagara as a prime destination for international investment attraction.
- NED continues to focus on marketing Niagara's strategic advantages and fostering international relationships to attract foreign direct investment, particularly in key emerging and core sectors such as electric mobility, life sciences, marine, film, agriculture and manufacturing.
- These marketing initiatives align with the 10-Year Economic Development Strategy (2022-2032) and aim to promote Niagara's robust economic environment, infrastructure, and growth opportunities to international business leaders.

## **Financial Considerations**

The activities discussed in this report are in line with the Council-approved 2025 Economic Development operating budget.

## **Analysis**

Niagara Region Economic Development (NED) has been actively working to strengthen the region's international presence through various targeted marketing strategies. These efforts have been designed to showcase Niagara's competitive advantages to global business leaders and investors.

## 1.1 Discover Niagara: Invest, Inspire, Grow Video

A new video was launched to highlight Niagara's business potential and its strategic advantages in the global market. The video emphasizes Niagara's strong infrastructure, skilled workforce, and key sectors such as electric mobility, advanced manufacturing, and agriculture. It showcases a business executive with his family moving to Niagara and what it might look like as they transition to the region. The video was developed over six months to capture all seasons, providing a comprehensive and visually engaging representation of life in Niagara year-round.

This video is aimed at global business leaders, showcasing the region as an ideal destination for investment and expansion. The focus is on the key factors that decision-makers prioritize when considering a location, particularly for senior executives.

## 2.0 Strategic Digital Marketing Campaigns

### 2.1 New Landing Pages

NED launched several new landing pages to further engage potential investors and businesses. These pages are integral to showcasing Niagara's advantages across various sectors:

- **Electric Mobility Sector Page:** Highlighting Niagara's positioning as a hub for the electric vehicle and mobility industries. The page outlines key advantages, infrastructure, and local initiatives that support this growing sector.
- **Tariff Support Page:** Offering resources for businesses seeking support with tariffs and trade challenges. This page provides information on available tariff relief programs and how Niagara can assist businesses in navigating international trade barriers.
- **Niagara Business Directory:** An interactive tool that helps potential investors connect with local businesses and discover opportunities across Niagara. This directory also serves as a valuable resource for businesses looking to network, find collaborators, and identify local suppliers.

These pages are part of the [Niagara Economic Development website Niagara Canada](https://niagaracanada.com) (<https://niagaracanada.com>) and are designed to be the go-to resource for businesses considering expansion into Niagara. The content is carefully curated to attract high-value investments in key sectors, while providing practical tools for businesses to engage with the local community.

## 2.2 Shop, Support, Share Local Campaign

NED in collaboration with all local area municipalities, local chambers of commerce, and the Niagara Industrial Association (Team Niagara), launched a campaign to support local businesses and encourage residents to engage with their community. This initiative aims to strengthen Niagara's local economy by increasing consumer spending within the region.

- **Campaign Overview:** The campaign officially launched on March 31 and runs for nine weeks. It targets Niagara residents, encouraging them to support local businesses not only through purchases, but also by writing reviews and engaging on social media.
- **Advertising and Media Coverage:** The campaign will run across multiple platforms, including social media, radio, print, and digital ads. Radio stations across Niagara will feature rotating ads for each municipality, ensuring all areas are represented equally. In line with the campaign's objectives, approximately 85% of the campaign spend was allocated to local media, while 15% was spent on traditional social media.

Additionally, NED has created a set of campaign materials, including stickers for businesses to hand out to customers to indicate they supported a local Niagara business, window clings, and posters. These materials are available digitally on the Niagara Business Directory. Physical items such as stickers, decals, and posters can be picked up at Niagara Regional Headquarters customer service and all local area municipalities' customer service desks, where applicable.

## 3.0 Film and Media Industry Support

As part of Niagara's broader economic diversification strategy, NED has focused on positioning the region as an ideal location for the film and media production industry. This aligns with Niagara's growing reputation as a film-friendly destination with competitive incentives, creating significant opportunities for local businesses and attracting external investments.

### 3.1 Cannes Film Festival Promotion

NED is leveraging high-profile international events to raise Niagara's visibility within the film industry. At the Cannes Film Festival, Niagara will be featured in the World of Locations magazine. This publication surveys the global production landscape and



provides essential insights into filming locations, production trends, and global incentives. The magazine will run for 12 months and is distributed at major film events worldwide, including Cannes, Venice, Toronto, Sundance, Berlin, Hong Kong, San Sebastian, Busan, MIPCOM, AFM, Red Sea, and more. This exposure aims to position Niagara as a prime filming location for international production companies.

Additionally, Niagara will be featured in a Film Festival-exclusive glossy magazine, which will be directly mailed to over 10,000 recipients and will also be the featured magazine at the Cannes Film Festival. Both promotions will drive traffic to Niagara's dedicated Film Production page on the Niagara Economic Development website, where potential clients can explore the region's offerings and request more information.

#### **4.0 Sponsorship and Industry Engagement**

NED collaborated with the Ontario Agri-Food Venture Centre (OAFVC) to support the development of the next generation of agricultural professionals. Fifty four (54) students from Niagara College's School of Horticulture attended a local conference organized by OAFVC, where they gained insights into food processing, business expansion, and sustainable agricultural practices. This sponsorship highlights NED's commitment to fostering workforce development in the agri-food sector.

Additionally, a one-page breakdown has been created for Niagara's Agriculture Action Plan strategic initiatives, "Grown in Niagara", which outlines the region's priorities and actions for growing the agri-food sector.

#### **Alternatives Reviewed**

None to report.

## **Relationship to Council Strategic Priorities**

This report supports the Prosperous Region priority by helping to grow Niagara's economy and create a strong, healthy business environment. Through marketing campaigns, workforce development, and partnerships with local and international organizations, we are making Niagara an even more attractive place for businesses to invest and grow. These efforts not only help local businesses thrive, but also bring new opportunities, ensuring long-term success and prosperity for the region.

## **Other Pertinent Reports**

None applicable.

---

### **Prepared by:**

Katie Desharnais  
Manager, Strategic Marketing  
Economic Development

---

### **Recommended by:**

George Spezza, CECD., Ec.D.  
Director  
Economic Development

---

### **Submitted by:**

Ron Tripp, P.Eng.  
Chief Administrative Officer

This report was prepared in consultation with Marco Marino, Associate Director of Economic Development

## **Appendices**

Not applicable.